



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-038013-26

In the matter of: UNIT 704, 18 YORKVILLE AVE
TORONTO ON M4W3Y8

Between: 2222763 Ontario Corp Landlord

And

Toronto Luxury Suites Tenants
Lia Rooke
Taris Janitens

On April 20, 2026, 2222763 Ontario Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Toronto Luxury Suites, Lia Rooke and Taris Janitens (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on April 1, 2025, with respect to application LTB-L-103644-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. Pursuant to subsection 78(5) of the Act, an application made under section 78 must be filed no later than 30 days after the breach of the original order.
2. In the Declaration in support of the L4 application, the Landlord claims the Tenants did not pay the lawful monthly rent of \$2,275.00 due on April 1, 2025. The Landlord also claims the Tenants did not pay \$585.00 towards the arrears due on the dates of April 15, 2025, May 15, 2025, June 15, 2025, July 15, 2025, August 15, 2025, September 15, 2025, October 15, 2025, November 15, 2025, December 15, 2025, January 15, 2026, February 15, 2026, March 15, 2026, and April 15, 2026.
3. The Landlord submits the Tenants vacated the rental unit on May 1, 2025 and no payments were received from the Tenants towards the outstanding arrears since the issuance of the prior order LTB-L-103644-24.
4. As the Tenants vacated the rental unit prior to the date the Landlord filed the L4 application, the tenancy is already terminated and the L4 application is moot. The LTB has

no jurisdiction to order payment for the arrears under the L4 application filed by the Landlord as the tenancy is already terminated.

It is ordered that:

1. The Landlord's L4 application is dismissed.
2. Order LTB-L-103644-24 issued on April 1, 2025 remains in effect.

May 5, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.