



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

File Number: LTB-L-039372-26

In the matter of: 919 PELISSIER ST
WINDSOR ON N9A4L6

Between: Windsor Homes Coalition Inc. Landlord

And

Carol Triolet Tenant

Windsor Homes Coalition Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Triolet (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on with respect to application LTB-L-004399-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-004399-25, issued on April 25, 2025 provided that the Landlord could apply to the Board pursuant to section 78 of the Residential Tenancies Act, 2006 (the "Act") should the Tenant fail to pay the arrears according to the scheduled payment plan or fail the ongoing rent in full when it comes due for the period of May 2025 to April 2026.
2. However, the Landlord's application LTB-L-039372-26 was filed on May 5, 2026, more than 30 days of the Tenant's alleged failure to pay April 2026 rent in full and on time. Accordingly for this reason, pursuant to section 78 (5) of the Act I must dismiss the application.

It is ordered that:

1. The Landlords' application under section 78 of the Act is dismissed.

May 11, 2026
Date Issued

Kelly Delaney

Member, 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.