



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

File Number: LTB-L-038635-26

In the matter of: 2704, 2908 HIGHWAY 7
CONCORD ON L4K0K5

Between: Michele Volpe Landlord

And

Christina Laing Tenant

Michele Volpe (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Laing (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on April 13, 2026 with respect to application LTB-L-006975-26.

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 Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. In this application using the numbers as provided by the Landlord as of the day that the Landlord made the L4 application, the Tenant was actually \$3,000.00 ahead (credit) in his account with the Landlord going by the order on this file when both arrears and current rent are taken into account.
3. The Tenant owed \$1,000.00 for April 24, 2026 arrears payment and a further \$1,000.00 for May 1, 2026 arrears payment plus the May rent of \$2,400.00 for a total owing of \$4,400.00.
4. According to the Landlord's L4 application, the Tenant had paid \$5,400.00 towards arrears by April 30, 2026 and a further \$2,000.00 towards rent for a total of \$7,400.00 leaving a credit of \$3,000.00.
5. Therefore this application has been dismissed. Original order remains in place.

It is ordered that:

1. Order LTB-L-006975-26 remains in effect.

2. Application LTB-L-038635-26 is dismissed.

May 12, 2026
Date Issued

James McMaster
Member, Landlord and Tenant Board

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