



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

File Number: LTB-L-038401-26

In the matter of: 3, 200 OSSINGTON AVE
TORONTO ON M6J2Z7

Between: 7027192 Canada Inc.

And

Vanessa Karla Prada

7027192 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Vanessa Karla Prada (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 Landlord and Tenant Board ('LTB') on April 2, 2026, with respect to application LTB-L-003890-26.

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.
2. The Landlord filed an L4 application on May 2, 2026 and claims the Tenant breached the prior order LTB-L-003890-26 because the Tenant failed to pay the May 2026 lawful monthly rent by May 1, 2026.
3. In the prior order, LTB-L-003890-26, paragraphs 1-3 under the It is Ordered section note the following:
 - 1) The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
 - 2) The Tenant shall pay to the Landlord the amount owing in paragraph 1 as follow
 - a) \$10.00 on or before the 1st day of each month starting April 1, 2026 until the arrears are paid in full.
 - 3) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, until the filing fee is paid in full.

4. The prior order LTB-L-003890-26 is based on an L1 application filed pursuant to section 69 of the Act. Pursuant to subsection 74(4)(a) of the Act, an eviction order referred to in subsection (3) is void if the tenant pays to the landlord or to the Board, before the order becomes enforceable,
 - (a) the amount of rent that is in arrears under the tenancy agreement.
5. In paragraph 1 of LTB-L-003890-26, under the Agreed Facts, it notes that the Tenant paid the Landlord all the rent that was in arrears up to March 31, 2026.
6. The prior order LTB-L-003890-26 requires the Tenant to make payments towards the \$186.00 filing fee and also pay the ongoing monthly rent commencing April 1, 2026 until the filing fee is paid in full. The breach alleged in an L4 application must give rise to the same grounds for termination as set out in the original L1 application which was rent arrears. There are no grounds to terminate the tenancy because the ongoing monthly rent not being paid because it is not a breach as payment of the arrears was satisfied when the prior order LTB-L-003890-26 was issued.
7. The LTB has no jurisdiction to issue an order which terminates the tenancy under section 78 of the Act.

It is ordered that:

1. The Landlord's L4 application is dismissed.

May 8, 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.