



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

File Number: LTB-L-043719-26

In the matter of: 507 MAPLE ST
SUDBURY ON P3C2B6

Between: Maple Leaf Rentals Inc Landlord

And

Garnet Graham Tenant

Maple Leaf Rentals Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Garnet Graham (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 June 18, 2024, with respect to application LTB-L-005634-24.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-005635-24, issued on June 18, 2024 states that the Tenant was to pay \$5,136.00 in arrears up to June 30, 2024 pursuant to a payment plan commencing June 7, 2024 and ending on January 1, 2025.
2. The order also stated that the Tenant was to pay the ongoing rent, in full and on time, for the period of July 1, 2025 until January 1, 2025.
3. The Landlord's application states that all outstanding arrears have been paid in full by the Tenant as of January 10, 2025 and they filed the application on May 20, 2026 as the Tenant allegedly failed to pay the May 2026 rent in full and on time.
4. Given the previous order only covered ongoing rent up to January 1, 2025 and the Landlord has failed to provide an order covering the rent for May 2026 or indicating they could file pursuant to subsection 78 for that period, their application must be dismissed.

It is ordered that:

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

May 26, 2026
Date Issued

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.