



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

File Number: LTB-L-044786-26

In the matter of: 121, 503 BALMORAL DR
BRAMPTON ON L6T1W2

Between: 2627249 Ontario Inc Landlord

And

Devaunna Mendez Tenant

2627249 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Devaunna Mendez (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 March 25, 2025, with respect to application LTB-L-091033-24.

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. This application was filed within 30 days of the breach.
2. The Landlord's application LTB-L-044786-26 cannot be accepted as LTB-L-091033-24 is no longer valid because it was cancelled by Exparte Order LTB-L-055559-25 issued on July 14, 2025.
3. Order LTB-L-055559-25, issued on July 14, 2026, terminated the tenancy effective July 25, 2025. The order also stated that in accordance with section 81 of the Act the part of the order relating to eviction expired on January 26, 2026. Accordingly for this reason and those above the Landlords application is dismissed.

It is ordered that:

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

2. Order LTB-L-055559-25, issued on July 14, 2025, remains in effect.

May 29, 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.