



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

File Number: LTB-L-046602-26

In the matter of: 503, 1435 MORISSET AVE
OTTAWA ON K1Z8H4

Between: Perlin Bal Figol LLP Landlord

And

Joanne MacCharles Tenants
Sebastien MacCharles-Rheaume

Perlin Bal Figol LLP (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne MacCharles and Sebastien MacCharles-Rheaume (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 23, 2024 with respect to application LTB-L-079083-23.

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 filed the breach based on a missed payment of \$100.00 on or before May 1, 2026, however, when one looks at the payments that were to be made by the Tenants to the Landlord on the arrears account, you can see that as of that date some \$2,600.00 should have been paid per the order. In fact, by the Landlord's own numbers in the L4 application, the Tenants have paid \$4,097.51 which is overpaid by \$1,400.00.
3. As a result there is no breach as this amount had all ready been paid and the matter is dismissed

It is ordered that:

1. Order LTB-L-079083-23 remains active.
2. Application LTB-L-046602-26 is dismissed.

June 2, 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.