



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

File Number: LTB-L-044055-26

In the matter of: 9, 81 EAGEN DR.
KITCHENER ON N2M5C7

Between: 81 Eagen Drive Holdings Inc. Landlord

And

Matt Rehkoph Tenant

81 Eagen Drive Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Matt Rehkoph (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 December 17, 2025, with respect to application LTB-L-081436-25.

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. On May 25, 2026, the Board sent the Landlord an endorsement advising them that an ex parte order could not be issued. Based on the application as filed, it is unclear what new rent came due and what payments have been made. Additionally, the previous order lists two Tenants while the application names only one Tenant. The Landlord was given until June 1, 2026, to provide a response.
3. The Landlord failed to provide a response by June 1, 2026. Accordingly, the application must be dismissed.

It is ordered that:

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

June 5, 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.