



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

File Number: LTB-L-046735-26

In the matter of: 4, 31 Campbell
Carleton Place ON K7C2R5

Between: H2B Investments Inc Landlord

And

Evan Lappan Tenant

This application was decided without a hearing being held.

Determinations:

1. H2B Investment Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Lappan (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant allegedly failed to comply with a condition specified in the mediated agreement arising from application LTB-L-094168-25.
2. I find the Landlord and Tenant Board lacks jurisdiction to grant the application. The Landlord had filed this L4 application on May 29, 2026, which is before the order in LTB-L-094168-25 had been issued. As the order had not yet been rendered, there were no enforceable conditions in effect that could give rise to a breach under section 78 of the *Residential Tenancies Act, 2006*. Therefore, the Landlord was not entitled to file an application alleging a breach of the order, and the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 4, 2026
Date Issued

Joshua Labbe
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.