



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

File Number: LTB-L-047011-26

In the matter of: 80 CHERYL SHEPWAY
NORTH YORK ON M2J4R6

Between: Janet Mak Landlord

And

Lawrence Binns Tenant

Janet Mak (the 'Landlord') applied for an order to terminate the tenancy and evict Lawrence Binns (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 May 29, 2026, with respect to application LTB-L-044403-26.

This application was decided without a hearing being held.

Determinations:

1. The Landlord filed an L4 application on June 1, 2026, LTB-L-047011-26. The Landlord filed a previous L4 application on May 18, 2026, LTB-L-044403-26.
2. An ex-parte order, LTB-L-044403-26, was issued on May 29, 2026, replacing order LTB-L-001463-26 and resolving the Landlord's May 18, 2026 application. Accordingly, in the Landlord's application LTB-L-047011-26 must be dismissed in order to avoid an abuse of process.

It is ordered that:

1. The Landlords' application, LTB-L-047011-26, under section 78 of the Residential Tenancies Act, 2006 is dismissed.

June 9, 2026
Date Issued

Alicia Johnson
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.