



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

File Number: LTB-L-045216-26

In the matter of: BASEMENT UNIT/APARTMENT, 1922
GLENVIEW RD
PICKERING ON L1V1W8

Between:	Mario Molinaro	Landlord
	And	
	Nicole Crawford	Tenant

Mario Molinaro (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Crawford (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 April 23, 2026 with respect to application LTB-L-012188-26.

This application was decided without a hearing being held.

Determinations:

1. The previous 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. The Landlord filed an L4 application on May 26, 2026, which contained several discrepancies between the previous order and the L4 application.
3. A Member Endorsement was issued on May 27, 2026, directing the Landlord to provide confirmation of the complete rental unit address including any unit number.
4. The Landlord was instructed that if the required information was not received on or before June 3, 2026, that the Landlord's application may be dismissed.
5. As of June 5, 2026, the Landlord has failed to reply to the Board's Member Endorsement form.

It is ordered that:

1. The Landlord's application under section 78 of the Residential Tenancies Act, 2006 is dismissed.

2. Order LTB-L-012188-26, issued on April 23, 2026, remains in effect

June 9, 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.