



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

File Number: LTB-L-047651-26

In the matter of: LOWER UNIT, 267 MCALPINE AVE S
WELLAND ON L3B1T8

Between: SYLVAIN DEMERS Landlord

And

BRAEDON VANVEEN Tenant

SYLVAIN DEMERS (the 'Landlord') applied for an order to terminate the tenancy and evict BRAEDON VANVEEN (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on May 28, 2026, with respect to application LTB-L-011987-26.

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.
2. The prior order LTB-L-011987-26 indicates that the payment of rent is to commence June 1, 2026. In the L4 application, it shows that the Tenant paid the rent for June 2026 in full on June 1, 2026.
3. As such, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.
2. Order LTB-L-011987-26 remains in full force and effect.

June 12, 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.