



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

**File Number:** LTB-L-046323-26

**In the matter of:** 555 FIREFLY DR  
LONDON ON N5X0E2

**Between:** Songmei Peng Landlords  
Quansheng Sun

**And**

Jason Morrissey Tenant

Songmei Peng and Quansheng Sun (the 'Landlords') applied for an order to terminate the tenancy and evict Jason Morrissey (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 Landlord and Tenant Board ('LTB') on September 19, 2025 with respect to application LTB-L-054289-25.

This application was decided without a hearing being held.

**Determinations:**

1. The Landlords filed an L4 Application ('Application') on May 28, 2026
2. The Landlords claim in the Declaration in support of the Application that the Tenant did not pay the rent arrears as per the prior order LTB-L-054289-25 plus the regular monthly rent. The Landlords have not provided the particulars of when the alleged breaches occurred. As a result, an ex parte order cannot issue.
3. Further, the Landlords claim in the Application that the Landlords are not holding a last month's rent deposit. However, in the prior L1 application LTB-L-054289-25 for which the Application is based, the Landlords claim a last month's rent deposit in the amount of \$3,600.00 is being held by the Landlords and it was collected on August 7, 2024.
4. An endorsement was issued by the LTB on June 9, 2026 which directs the Landlords by June 16, 2026, to provide particulars regarding when the alleged breaches of the prior order LTB-L-054289-25 occurred and confirm if the Landlords are holding a last month's rent deposit, the amount of the last month's rent deposit and when interest on the last month's rent deposit was last paid. The Landlords were advised through the endorsement if the information is not provided to the LTB by June 16, 2026, the Application may be dismissed.

5. There has been no response received from the Landlords. As no particulars were provided regarding the alleged breach, nor confirmation if the Landlords are holding a last month's rent deposit, the Application is dismissed.

**It is ordered that:**

1. The Landlord's L4 Application is dismissed.

**June 19, 2026**  
**Date Issued**

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Kimberly Parish  
Vice Chair, 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.