



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

File Number: LTB-L-051582-26

In the matter of: 29 PRINCE PAUL CRES
ST CATHARINES ON L2N3A8

Between: Lisa Pan Landlord

And

Candice Zepeda Tenant

Lisa Pan (the 'Landlord') applied for an order to terminate the tenancy and evict Candice Zepeda (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 June 2, 2025, with respect to application LTB-L-015452-25.

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. This application was filed within 30 days of the breach.
2. The Landlord claims in the application that the Tenant breached the prior order LTB-L-015452-25 because the Tenant did not pay the lawful monthly rent in full for June 2026 by June 1, 2026.
3. The prior order LTB-L-015452-25 requires the Tenant to pay \$2,409.08 towards the arrears. Furthermore, the order outlines that the Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2025 to May 2026 or until the arrears are paid in full, whichever date is earliest.
4. The Landlord filed their L4 application on June 15, 2026, with allegations regarding rent payable on June 1, 2026, a period beyond the date as outlined in the prior order LTB-L-015452-25.
5. Therefore, the LTB has no jurisdiction to terminate the tenancy under section 78 of the Act and the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 22, 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.