



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

File Number: LTB-L-053854-26

In the matter of: 471 ELM ST
ST. THOMAS ON N5R1K2

Between: ST. THOMAS-ELGIN SOCIAL SERVICES Landlord

And

TIFFANY LEBLANC Tenant

ST. THOMAS-ELGIN SOCIAL SERVICES (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY LEBLANC (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 October 2, 2025, with respect to application LTB-L-058008-25.

This application was decided without a hearing being held.

Determinations:

1. The prior 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. Pursuant to subsection 78(5) of the Act, an application made under section 78 must be filed no later than 30 days after the breach of the original order.
2. The Landlord claims in the Declaration in support of the application that the Tenant has not paid her June 2026 rent of \$194.00 due on June 1, 2026 nor her arrears payment of \$200.00 that was due on June 20, 2026.
3. The prior order required the Tenant to pay \$822.00 for the arrears, NSF fees, and the application filing fee. The prior order notes the due date for the final arrears payment of \$22.00 is January 20, 2026. The prior order requires the Tenant to pay the new monthly rent to January 2026, or until the arrears are paid in full, whichever date is earliest.
4. The Landlord filed this application on June 23, 2026. The application was filed more than 30 days after the missed payments were due in the order. Therefore, the Landlord's claim that the Tenant breached the order is out of time. Further, the Landlord is claiming breaches which are not subject to the conditions set out in the prior order.
5. The LTB has no jurisdiction to consider this application, which was filed beyond 30 days after the alleged breaches

It is ordered that:

1. The Landlord's application is dismissed.

June 25, 2026

Date Issued

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.