



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

File Number: LTB-L-036274-26

In the matter of: 21 LAKELAND DR
ETOBICOKE ON M9V1M8

Between: Devon James Landlord

And

Clementina Lofters Tenant

Devon James (the 'Landlord') applied for an order to terminate the tenancy and evict Clementina Lofters (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the LTB on February 26, 2026 with respect to application LTB-L-094428-25.

A hearing was held by videoconference on June 25, 2026 to consider this application. The Landlord and the Tenant represented by Eloho A-Aideyan, attended the hearing.

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 conditions in the order.
2. The Tenant was ordered to comply with the conditions set out in the order on or before February 28, 2026. The Landlord's L4 application alleging that the Tenant did not comply was filed on April 29, 2026.
3. I find the Landlord did not file the application within 30 days of the breach.
4. The parties agree that the Tenant is now in compliance with the conditions set out in the order.

It is ordered that:

1. The Landlord's application is dismissed.

June 30, 2026

Date Issued

Greg Joy

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6tt

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.