



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

File Number: LTB-L-054770-26

In the matter of: Apt. 2, 128 Maplewood Ave
Hamilton ON L8M1X2

Between: Gabriel Abbiento Landlord

And

Jennifer Opalinski Tenant

Gabriel Abbiento (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Opalinski (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 February 20, 2026, with respect to application LTB-L-067195-25.

This application was decided without a hearing being held.

Determinations:

1. The application was filed more than 30 days past the alleged breach named in the Declaration.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.
2. Order LTB-L-067195-25, issued on February 20, 2026, remains in effect.

June 30, 2026
Date Issued

James McMaster
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.