



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

File Number: LTB-L-000090-26

In the matter of: B1, 262 Cook Rd
north york ON M3J0E1

Between: Hung Cheong Wong Landlord

And

Japji Relan Tenant

Hung Cheong Wong (the 'Landlord') applied for an order to terminate the tenancy and evict Japji Relan (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 December 22, 2025 with respect to application LTB-L-081021-25.

This application was decided without a hearing being held.

Determinations:

1. The date that the Landlord created his L4 application was January 1, 2026 according to the application itself. The monthly rent is not overdue until January 2, 2026 therefore this application must be seen as premature.

It is ordered that:

1. Application LTB-L-000090-26 dated January 1, 2026 is dismissed.
2. LTB-L-081021-25 remains in effect.

January 5, 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.