



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

File Number: LTB-L-108029-25

In the matter of: 3, 1680 DUNDAS ST
LONDON ON N5W3C7

Between: Malkit Gotara Landlord

And

Elaine Marie Prince Tenants
Douglas Keith Roszell

Malkit Gotara (the 'Landlord') applied for an order to terminate the tenancy and evict Elaine Marie Prince and Douglas Keith Roszell (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on November 19, 2025, with respect to application LTB-L-073845-25.

Determinations:

1. The Landlord filed an L4 application on January 6, 2026. The Landlord also filed a copy of the prior order LTB-L-073845-25 issued by the LTB on November 19, 2025 in support of the L4 application.
2. The order LTB-L-073845-25 issued by the LTB is a dismissal of the Landlord's L1 application and contains no provision that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy and evict the Tenants.
3. The LTB has no jurisdiction to terminate the tenancy under section 78 of the Act. The Landlord's L4 application is dismissed.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.
2. Order LTB-L-073845-25, issued on November 19, 2025, remains in effect.

January 12, 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.