



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

File Number: LTB-L-003706-26

In the matter of: 60 Saddlebrook Crt
Waterloo ON N2R1R2

Between: Punit Kumar Landlord

And

Aaron Anstey Tenant

Punit Kumar (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Anstey (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 10, 2025, with respect to application LTB-L-079505-25.

Determinations:

1. The interim order issued by the LTB does not provide that the Landlord can apply to the Board under section 78 of the *Residential Tenancies Act, 2006* to terminate the tenancy and evict the Tenant if the Tenant did not meet certain condition(s) specified in the order.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.
2. Order LTB-L-079505-25, issued on December 10, 2025, remains in effect.

January 19, 2026
Date Issued

Alicia Johnson
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.