



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

File Number: LTB-L-004455-26

In the matter of: 108, 860 PHARMACY AVE
SCARBOROUGH ON M1L3K6

Between: MetCap Living Management Inc. Landlord

And

Wojciech Siwiec Tenant

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. Accordingly, pursuant to section 78(5) of the Residential Tenancies Act, 2006 (the “Act”) I must dismiss the Landlord’s application

It is ordered that:

1. The Landlord’s application under section 78 of the Act is dismissed.
2. Order LTB-L-070134-25, issued on November 4, 2025, remains in effect.

January 21, 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.