



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

File Number: LTB-L-001244-26

In the matter of: Walkout Basement Unit, 2083 Highway 7
Concord ON L4K1V6

Between: Shahla Valizadeh Moghadam Landlord

And

Elizabeth Ofori Tenants
Francis Jose Lamar

Shahla Valizadeh Moghadam (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Ofori and Francis Jose Lamar (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 LTB on October 30, 2025, with respect to application LTB-L-067038-25-IN.

This application was decided without a hearing being held.

Determinations:

1. The previous order does not provide that the Landlord may apply for an ex parte order pursuant to subsection 78 of the Act. Instead, it directs that the matter is to be adjourned and rescheduled.
2. A review of the file also shows that the matter is to be scheduled. Should the party believe, they would be prejudice by scheduling the matter per the norma course they can request to shorten the time to the hearing. Accordingly for this reason and that above the Landlord's application pursuant to subsection 78 of the Act is dismissed.

It is ordered that:

1. The Landlord's application, under section 78 of the Act, is dismissed.

January 26, 2026
Date Issued

Kelly Delaney
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.