



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

File Number: LTB-L-005495-26

In the matter of: 82 WILLIAM DUNCAN ROAD
TORONTO ON M3K0B7

Between: SARABJIT KAUR PANDHER Landlord

And

ABDUL MASEREKA Tenant

SARABJIT KAUR PANDHER (the 'Landlord') applied for an order to terminate the tenancy and evict ABDUL MASEREKA (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 21, 2025 with respect to application LTB-L-031504-25.

This application was decided without a hearing being held.

Determinations:

1. The order issued on October 21, 2025 contained a provision that the Landlord could apply to the Board to terminate the tenancy and evict the tenant should the fail to meet a condition in the order pursuant to subsection 78 of the Act.
2. However, pursuant to the Landlord's application and declaration the alleged breach occurred more than 30 days prior to filing the application. Accordingly, pursuant to subsection 78(5) I must dismiss the application.

It is ordered that:

1. The Landlord's application is dismissed.

January 27, 2026
Date Issued

Kelly Delaney
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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