



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

File Number: LTB-L-010147-26

In the matter of: 542 Mohawk Rd E
Hamilton ON L8V2J6

Between: Boma Tai-Osagbemi Landlords
Shakirat Tai-Osagbemi

And

Mohammad Razaq Tenants
Taylor Lea Ardagna

Boma Tai-Osagbemi and Shakirat Tai-Osagbemi (the 'Landlords') applied for an order to terminate the tenancy and evict Mohammad Razaq and Taylor Lea Ardagna (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on June 24, 2025, with respect to application LTB-L-037974-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlords can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following condition specified in the order:

The Tenants failed to pay to the Landlords the lawful rent of \$3,075.00 in full and on time, on or before February 1, 2026.

It is ordered that:

1. Order LTB-L-037974-25 is cancelled.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 20, 2026.

3. If the unit is not vacated on or before February 20, 2026, then starting February 21, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after February 21, 2026.

February 9, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until February 19, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by February 19, 2026, the order will be stayed and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 21, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.