



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

File Number: LTB-L-002659-26

In the matter of: D, 43 INGLESIDE DR
KITCHENER ON N2M2G7

Between: Regional Municipality of Waterloo Landlord

And

Zsafia Nandorfy Tenant

Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Zsafia Nandorfy (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 May 8, 2023, with respect to application LTB-L-060951-22.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-060951-22, issued on May 8, 2023, provides that should there be a breach of a condition specified in the order, pursuant to subsection 78(1) of the Act apply to terminate the tenancy.
2. However, the Landlord's application was filed more than 30 days after the alleged breach. Accordingly, pursuant to subsection 78(5) of the Act, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 9, 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.