



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

File Number: LTB-L-010649-26

In the matter of: 2, 270 KING ST W
HAMILTON ON L8P1A9

Between: Suha Akyildiz Landlord

And

George Woikin Tenant

On February 4, 2026, and evict George Woikin (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on June 27, 2025 with respect to application LTB-L-106310-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order.
2. The Landlord claims in the Declaration in support of the application that the Tenant breached the prior order LTB-L-106310-24 because the monthly rent is due on the first day of each month and the Tenant has paid the monthly rent late on November 3, 2025 and January 5, 2025.
3. The prior order LTB-L-106310-24 requires for the period of July 1, 2025 to June 30, 2026, the Tenant to pay the lawful rent to the Landlord on or before the first day of every month.
4. The Landlord filed this application on February 4, 2026. The application was filed more than 30 days after the missed payments were due in the order. Therefore, the Landlord's claim that the Tenant breached the order is out of time.
5. The Board has no jurisdiction to consider this application, which was filed beyond 30 days after the alleged breaches.

It is ordered that:

1. The Landlord's application is dismissed.
2. The prior order LTB-L-106310-24 remains in full force and effect.

February 6, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

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

The Tenant has 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 tenant files 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.