



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

File Number: LTB-L-011495-26

In the matter of: ROOM E, 267 SAINT FRANCIS AVE
WOODBIDGE ON L4H3G3

Between: Vara Sinnappu Landlord

And

Verdaly Stafford Tenant

Vara Sinnappu (the 'Landlord') applied for an order to terminate the tenancy and evict Verdaly Stafford (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 28, 2026 with respect to application LTB-L-103146-25.

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. This application was filed within 30 days of the alleged breach.
2. The Landlord claims in the Declaration in support of the application that the Tenant breached the prior order LTB-L-103146-25 because the full rent for February 2026 was due on February 5 2026 and that the Tenant failed to pay rent on that date.
3. Paragraph 2 of the prior order LTB-L-103146-25 notes the following "The Tenant shall pay the Landlord monthly rent owing on the 5th day of every month on or before March 5, 2026 and continuing thereafter until and including February 4, 2027".
4. The prior order LTB-L-103146-25 specifies that the Tenant is required to pay the monthly rent on or before the 5th day of the month, starting on or before **March 5, 2026**. As a result, there has been no breach of the prior order LTB-L-103146-25.
5. Therefore, the Landlord and Tenant Board has no jurisdiction to issue an order terminating the tenancy under s. 78 of the Act.

It is ordered that:

1. The Landlord's application is dismissed.

2. Order LTB-L-103146-25 remains in full force and effect.

February 10, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.