



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

File Number: LTB-L-012278-26

In the matter of: 25 TWINFLOWER CRT
SCARBOROUGH ON M1X0B9

Between: Sivanesan Nadarajah Landlord

And

Ashini Sivakumar Tenants
Sivanthini Sivagnanam

Sivanesan Nadarajah (the 'Landlord') applied for an order to terminate the tenancy and evict Ashini Sivakumar and Sivanthini Sivagnanam (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on November 14, 2025 with respect to application LTB-L-051559-24.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-051559-24, issued on November 14, 2025 does not contain a provision that the Landlord can file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') should the Tenants fail to pay the amount owing on or before June 30, 2026.
2. Instead, the order contains the provision that should the Tenants fail to pay the Landlord the full amount owing on or before June 30, 2026, the Tenant shall begin to incur interest. Accordingly, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 11, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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