



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

File Number: LTB-L-012254-26

In the matter of: 309, 186 CHURCH ST E
BRAMPTON ON L6V1H3

Between: MetCap Living Management Inc. Landlord

And

Rohul Amin Khan Tenants
Navelda Akhtar
Tahir Amin Khan
Maron Nisa Khan

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rohul Amin Khan, Navelda Akhtar, Tahir Amin Khan and Maron Nisa Khan (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-080745-25-SA.

This application was decided without a hearing being held.

Determinations:

1. The Landlord claims the Tenants failed to pay the lawful monthly rent due on February 1, 2026. The previous order LTB-L-080745-25-SA requires the Tenants to pay \$300.00 on or before the 15th day of each month commencing December 15, 2025, until the arrears are paid in full. The order also requires that the Tenants also pay to the Landlord new rent in full on or before the first day of each month for the period commencing December 1, 2025, until the arrears are paid in full.
2. An L4 application is an application made under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') and must be founded upon a previous order that contained an express provision that entitles the Landlord to apply for an order under section 78 of the Act upon breach of the previous order.
3. The previous order, LTB-L-080745-25-SA, does not contain any section 78 provision, and therefore cannot be used to support an L4 application. While the Tenants may have failed to comply with order LTB-L-080745-25-SA, the Landlord and Tenant Board has no jurisdiction to issue an order under section 78 of the Act to terminate the tenancy, and the L4 application must be dismissed.

It is ordered that:

1. The Landlord's L4 application is dismissed.

February 11, 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.