



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

File Number: LTB-L-013437-26

In the matter of: 1109, 360 PITFIELD RD
SCARBOROUGH ON M1S3E6

Between: NANAK HOLDINGS INC. Landlord

And

AATHIGAN MAHALINGAM Tenants
ARTHIHAN THIGAMPAVE

NANAK HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict AATHIGAN MAHALINGAM and ARTHIHAN THIGAMPAVE (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 October 23, 2025, with respect to application LTB-L-069594-25.

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 Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. Pursuant to subsection 78(5) of the Act, an application made under section 78 must be filed no later than 30 days after the breach of the original order.
2. The latest breach that could occur in this application would be 30 days after December 31, 2025 which would be January 30, 2026. This application was filed on February 13, 2026 which is out of time and must be dismissed.

It is ordered that:

1. The Landlord's L4 application is dismissed.
2. Order LTB-L-069594-25 remains in full force and limited effect.

February 19, 2026
Date Issued

James McMaster
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.