



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

File Number: LTB-L-014852-26

In the matter of: 2, 12 STANSTEAD DR
NORTH YORK ON M3H4V6

Between: Alexander Miedzinski Landlord

And

Ailhan Cilekci Tenant

Alexander Miedzinski (the 'Landlord') applied for an order to terminate the tenancy and evict Ailhan Cilekci (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 15, 2025, with respect to application LTB-L-034431-25.

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 breach.
2. Subsection 78(5) of the Act requires that any application made under section 78 be made not later than 30 days after the failure of a tenant to meet any such condition in the previous order.
3. The previous order, LTB-L-034431-25, required the Tenant to pay to the Landlord \$86.00 (final arrears payment) on or before December 20, 2025. In the L4 application dated February 18, 2026, the Landlord claims the Tenant breached these conditions by failing to pay in full and on time.
4. The L4 application was filed more than 30 days after the missed payment was due in the order. Therefore, the application is statute-barred by limitation.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.

February 23, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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