



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

File Number: LTB-L-002533-26

In the matter of: 303, 1651 Victoria Park
Scarborough ON M1R1P9

Between: Danam Limited Landlord

And

Rawlson Vanley Willams Tenant
Rosanne Roxanne Nelson
Roshicka Dabree Nelson
Junone Junior Williams
Roncia Nelson
Joshah Emanuel Nelson

The Landlord applied for an order to terminate the tenancy and evict the Tenants because the Tenants did not meet a condition specified in the order issued by the LTB on April 22, 2025, with respect to application LTB-L-002691-25.

A hearing was held by videoconference on February 12, 2026, to consider this application.

The Landlord's Agent, M. Sabir, and the Tenants, Rosanne Roxanne Nelson and Roshicka Dabree Nelson, attended the hearing.

Joshua Prince Nelson is removed as a party to the application.

Determinations:

1. Order LTB-L-002691-25 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 conditions in the order.
2. The Landlord testified that the Tenants failed to pay the monthly rent, and arrears, on January 1, 2026. Both payments were made on January 20, 2026.
3. There is no dispute that the Tenants breached the order but as of January 20, 2026, no further amounts were outstanding as a result of the order.

4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Residential Tenancies Act, 2006 (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The Tenants have satisfied the conditions in the order issued by the LTB on April 22, 2025, with respect to application LTB-L-002691-25.
2. The Landlord's application is dismissed.

March 3, 2026
Date Issued

Jitewa Edu
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.