



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

File Number: LTB-L-016644-26

In the matter of: 21 YONGEHURST RD
Richmond Hill ON L4C3T3

Between: Abdollah Pour Ahmadi Landlord

And

David Holden Tenant

Abdollah Pour Ahmadi (the 'Landlord') applied for an order to terminate the tenancy and evict David Holden (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on with February 5, 2026 respect to application LTB-L-089777-25 & LTB-L-087448-25.

This application was decided without a hearing being held.

Determinations:

1. On February 23, 2026, the Landlord filed two L4 applications, LTB-L-016634-26 and LTB-L-016644-26, arising from the same alleged breach of a prior order and involving the same parties.
2. An order with respect to LTB-L-016634-26 was issued on March 2, 2026.
3. As both applications seek the same relief based on the same alleged breach, this application duplicates the relief already addressed in LTB-L-016634-26. Therefore, application LTB-L-016644-26 must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 3, 2026

Date Issued

Joshua Labbe

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.