



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

File Number: LTB-L-020407-26

In the matter of: 82 WILLIAM DUNCAN RD
TORONTO ON M3K0B7

Between: SARABJIT KAUR PANDHER Landlord

And

ABDUL MASEREKA Tenant

SARABJIT KAUR PANDHER (the 'Landlord') applied for an order to terminate the tenancy and evict ABDUL MASEREKA (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 21, 2025 with respect to application LTB-L-031504-25.

This application was decided without a hearing being held.

Determinations:

1. The Landlord applied for L4 application, however, the previous order, LTB-L-031504-25, issued on October 21, 2025, states that the tenancy is terminated effective December 31, 2025 with the Court Enforcement Officer (Sherriff) being directed to provide vacant possession on or after January 1, 2026.
2. The other stipulations, covered by subsection 78 of the Residential Tenancies Act, 2006 (the "Act") pertain to the payment of arrears, and provide that should the Tenant fail to make anyone of those payments, the LAndlrod may apply to terminate the tenancy prior to December 31, 2025.
3. Given the previous order is already terminated the tenancy, and is enforceable by the Sherriff, and also provides for the arrears owing, I must dismiss the Landlord's application.

It is ordered that:

1. The Landlord's application is dismissed.

March 9, 2026
Date Issued

Kelly Delaney
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.