



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

File Number: LTB-L-018988-26

In the matter of: 911, 35 THORNCLIFFE PARK DR
TORONTO ON M4H1J3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Roshan Rustom Lala Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Roshan Rustom Lala (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 28, 2026, with respect to application LTB-L-088455-25.

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. I find that the Tenant has not met the following conditions specified in the order:

The Tenant failed to return the rental unit to an ordinary state of cleanliness and free of all garbage, debris and combustibles. The Tenant also failed to ensure the ingress/egress of the rental unit is free from all garbage, debris, items and combustibles.

It is ordered that:

1. Order LTB-L-088455-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 21, 2026.
3. If the unit is not vacated on or before March 21, 2026, then starting March 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 22, 2026.

March 10, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

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

The Tenant has until March 20, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by March 20, 2026, the order will be stayed, and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 21, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.