



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

File Number: LTB-L-024396-26

In the matter of: B, 90 KINGSTON RD
TORONTO ON M4L1S6

Between: 10579947 Canada Ltd Landlord

And

Chris Glowacki Tenant

10579947 Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Glowacki (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 August 14, 2025, with respect to application LTB-L-041637-25.

This application was decided without a hearing being held.

Determinations:

1. The Board issued order LTB-L-041637-25 on August 14, 2025. The order required the Tenant to make payments to the Landlord for the arrears owing and ongoing rent by specific dates.
2. The order LTB-L-041637-25 also included a “section 78 clause”, which states that if the Tenant failed to make any of the payments, the Landlord could apply to the Board under section 78 of the *Residential Tenancies Act*, 2006 (the “Act”) without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. Pursuant to subsection 78(5) of the Act, an application made under section 78 must be filed no later than 30 days after the breach of the original order.
3. In the application, The Landlord claims that the Tenant breached LTB-L-041637-25 the Tenant failed to pay lawful monthly rent on or before the first day of the month from December 1, 2025, up to and including February 1, 2026.
4. However, the Landlord filed this application on March 19, 2026. The application was filed more than 30 days after the missed payments were due in the order. Therefore, the Landlord’s claim that the Tenant breached the order is out of time.
5. The Board has no jurisdiction to consider this application, which was filed beyond 30 days after the alleged breach.

It is ordered that:

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

March 23, 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.