



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

File Number: LTB-L-025308-26

In the matter of: 216, 808 BRONSON AVE
OTTAWA ON K1S5A4

Between: Vikas Dhawan Landlord

And

Wensheng Wu Tenant

Vikas Dhawan (the 'Landlord') applied for an order to terminate the tenancy and evict Wensheng Wu (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on with respect to application LTB-L-031289-25.

This application was decided without a hearing being held.

Determinations:

1. The Landlord has listed the breach as that the rental unit is not being maintained and quoted paragraph # 4 of the order as the breached item , however paragraph #4 says *Starting immediately and for a 12-month period to August 24, 2026, the Tenant shall not engage in any form of vandalization and or damage to the rental unit and the residential complex.*
2. No where in that paragraph is there any mention of maintenance or clutter.
3. As a result this application has been dismissed.

It is ordered that:

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

March 25, 2026
Date Issued

James McMaster
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.