



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

File Number: LTB-L-026078-26

In the matter of: 6, 31 VALLEY WOODS RD
TORONTO ON M3A2R4

Between: Ranee Management Landlord

And

Pavel Mirzoyan Tenants
Gala Mirey

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Pavel Mirzoyan and Gala Mirey (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on November 7, 2025 with respect to application LTB-L-074245-25.

This application was decided without a hearing being held.

Determinations:

1. The order that the Landlord was relying on for the breach did not have a section 78 clause in it, therefore the application must be dismissed.

It is ordered that:

1. This application is dismissed.

March 26, 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.