



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

File Number: LTB-L-029086-26

In the matter of: 2, 111 RITCHIE ST
OTTAWA ON K2B6E8

Between: Ottawa Community Housing Corp. Landlord

And

Kabedi Anto Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Kabedi Anto (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 Landlord and Tenant Board ('LTB') on September 2, 2025, with respect to application LTB-L-046613-25.

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. 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.
2. The Landlord claims the Tenant failed to pay the lawful monthly rent due by March 1, 2026. The Landlord also claims the Tenant failed to pay the lawful monthly rent due by April 1, 2026 and that the Tenant also failed to pay \$50.00 towards the arrears by April 1, 2026.
3. The Landlord filed this application on April 1, 2026. Therefore, it is more than 30 days since the March 1, 2026 rent payment was due. Further, the Landlord filed the application on the date in which the April 1, 2026 rent payment and the arrears payment were due. Therefore, the Tenant cannot be in breach of non-payment of those payments as the Tenant would have until 11:59 pm on the date of April 1, 2026 to make those payments and not be in arrears. The LTB's records confirm the Landlord filed this application at 2:28 pm on April 1, 2026.
4. The LTB has no jurisdiction to consider this application and terminate the tenancy under section 78 of the Act.

It is ordered that:

1. The Landlord's application under section 78 of the *Residential Tenancies Act, 2006* is dismissed.
2. Order LTB-L-046613-25, issued on September 2, 2025, remains in full force and effect.

April 7, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.