



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

File Number: LTB-L-031139-26

In the matter of: 3022 SIDELINE 16
PICKERING ON L1Y0B6

Between: Hengjuan Luo Landlord

And

Mohammed Fariq Siddiqi Tenant

Hengjuan Luo (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Fariq Siddiqi (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 March 27, 2026 with respect to application LTB-L-107920-25.

This application was decided without a hearing being held.

Determinations:

1. The prior order LTB-L-107920-25 notes that the Tenant shall pay to the Landlord \$16,436.00 representing the rent arrears owing up to March 23, 2026 and the cost of the application.
2. The Landlord claims in the application that the Tenant did not pay amount owing towards the arrears.
3. An ex parte order cannot issue because the previous order LTB-L-107920-25 issued on March 27, 2026 does not contain a provision that the Landlord can file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the "Act") if the Tenant fails to pay the amount owing on or before April 7, 2026.
4. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing on or before April 7, 2026, the Tenant shall begin to incur interest.
5. Therefore, the LTB has no jurisdiction to consider this application.

It is ordered that:

1. The Landlord's application is dismissed.

April 14, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

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