



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

File Number: LTB-L-029893-26

In the matter of: Room 1, 2nd floor, 387 LANSDOWNE AVE
TORONTO ON M6H3Y2

Between: Binxue Jia Landlord

And

Sangyal Kyab Tenant

Binxue Jia (the 'Landlord') applied for an order to terminate the tenancy and evict Sangyal Kyab (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 19, 2026, with respect to application LTB-L-109357-25.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-109357-25, issued on March 19, 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") should the Tenant fail to pay the amount owing on or before March 30, 2026.
2. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing on or before March 30, 2026, the Tenant shall begin to incur interest. Accordingly, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 14, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6