



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

File Number: LTB-L-028544-26

In the matter of: 12 SHIPLEY AVE
MISSISSAUGA ON L9Y5M6

Between: TALHA AHMAD Landlord

And

SHYRHA DUNCAN Tenant

TALHA AHMAD (the 'Landlord') applied for an order to terminate the tenancy and evict SHYRHA DUNCAN (the 'Tenant').

This application was decided without a hearing being held.

Determinations:

1. The Landlord failed to submit a complete application or a copy of the previous order that allowed them to file an application pursuant to subsection 78 of the *Residential Tenancies Act, 2006* (the "Act").
2. These deficiencies were identified to the Landlord by email sent on April 8, 2026, they were emailed on April 8, 2026, however, they failed to respond or submit the requisite documentation.
3. As such, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 17, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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