



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

File Number: LTB-L-034347-26

In the matter of: 14 CHESTNUT LANE
ST CATHARINES ON L2T1G4

Between: Liviu Cojocaru Landlord

And

Amritpal Singh Tenant

Liviu Cojocaru (the 'Landlord') applied for an order to terminate the tenancy and evict Amritpal Singh (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 LTB on April 15, 2026, with respect to application LTB-L-000406-26.

This application was decided without a hearing being held.

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. This application was filed within 30 days of the breach.
2. In the application, the Landlord claims that the Tenant breached Order LTB-L-000406-26 by failing to pay the lawful monthly rent on time and in full and the arrears for the month of April 2026.
3. Regarding new rent, Order LTB-L-000406-26 notes that "The Tenant shall pay the rent for April 2026 on or before April 30, 2026."
4. Regarding the repayment of the rent arrears, Order LTB-L-000406-26 notes that "On or before the **last** day of each month from April 2026 to June 2027, the Tenant shall pay the Landlord \$200.00."
5. The Landlord filed this application on April 18, 2026, which is prior to the dates which the Tenant is required to remit payment to the Landlord for the first arrears payment due and the April 2026 monthly rent.
6. As such, the Landlord's application must be dismissed because it was filed prematurely.

It is ordered that:

1. The Landlord's application is dismissed.

April 23, 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.