



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

File Number: LTB-L-032430-26

In the matter of: 0108, 11 CRESCENT PL
EAST YORK ON M4C5L9

Between: Pinedale Properties Ltd Landlord

And

Amanula Pyarali Shariff Tenant

Pinedale Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Amanula Pyarali Shariff (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 December 5, 2025 with respect to application LTB-L-077639-25.

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. The previous order, LTB-L-077639-25, required the Tenant to pay to the Landlord \$232.78 (arrears) on or before March 20, 2026.
3. In the application, the Landlords claim the Tenant breached LTB-L-077639-25 because the Tenant failed to pay \$232.78 towards the arrears on or before March 20, 2026.
4. However, the Landlord filed this application on April 20, 2025. The application was filed more than 30 days after the breach. Therefore, the Landlord's claim that the Tenant breached the order is out of time.
5. The Board has no jurisdiction to consider this application, which was filed beyond 30 days after the alleged breach.

It is ordered that:

1. The Landlord's application under section 78 of the Residential Tenancies Act, 2006 is dismissed.

April 28, 2026
Date Issued

Alicia Johnson
Member, 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.