



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

File Number: LTB-L-031534-26

In the matter of: 50 VINEWOOD CRT
LONDON ON N5Z3C5

Between: LONDON & MIDDLESEX COMMUNITY HOUSING Landlord

And

BIBICHE MABAYA Tenants
GRACIA MABAYA

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Bibiche Mabaya and Gracia Mabaya (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on December 17, 2025, with respect to application LTB-L-082405-25.

This application was decided without a hearing being held.

Determinations:

1. The Landlord submitted this application on April 9, 2024. The Board was unable to issue an order due to some irregularities in the application.
2. The Board issued a Member Endorsement on April 14, 2026, directing the Landlord to amend their application to address the irregularities.
3. On April 14, 2026, the Landlord submitted an amended application and included the rent ledger.
4. The prior order was issued on December 17, 2025.
5. The Landlord's amended applications states that the Tenant has only paid \$2,048.00 since the prior order was issued.
6. However, the rent ledger shows that the Tenant paid a total of \$4,000.00.
7. The L4 Instructions directs a Landlord to fill in any amounts the Tenant has paid.

In the second line, fill in any amounts the tenant has paid you towards the amount set out in the mediated settlement or order.

8. The L4 Instructions also directs a Landlord to fill in any additional rent that came due after the mediated settlement.

In the fifth line, fill in any additional rent that came due **after** the date of the mediated settlement or order that the tenant has not paid. You can only include an amount for additional rent if you are applying under Reason 2 above.

9. The application states that the lawful rent is \$992.41; as of April 1, 2026, according to the rent ledger. The prior rent was \$996.00. Therefore the 4 months rent that came due after the date of the mediated order was \$3,920.41.
10. However, the amended application indicates that the amount due after the order was issued is only \$1,968.41.
11. As a result, the Board is unable to determine the amounts paid, or the total arrears owing.
12. Therefore, the application shall be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 30, 2026
Date Issued

Robert Patchett
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.