



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

File Number: LTB-L-039780-26

In the matter of: UPPER LEVEL, 297 HOMEWOOD AVE
Toronto ON M2R2N6

Between: Shahram Yazdani Landlord

And

Samaneh Ebrahiminia Tenant

Shahram Yazdani (the 'Landlord') applied for an order to terminate the tenancy and evict Samaneh Ebrahiminia (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 10, 2026, with respect to application LTB-L-046360-25.

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. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to pay \$142.00 towards the utilities on or before April 23, 2026.

3. The application also seeks an order requiring the Tenant to pay unpaid utility charges OR unpaid costs related to substantial interference. The LTB does not have the authority to make such an order for an application filed under section 78 of the Residential Tenancies Act, 2006 (Act). However, the order previously issued by the LTB with respect to application LTB-L-046360-25 requires the Tenant to pay unpaid utility charges OR unpaid costs related to substantial interference. That order remains in effect and may be enforced separately from this order. Therefore, this order only terminates the tenancy.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 22, 2026.

2. If the unit is not vacated on or before May 22, 2026, then starting May 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 23, 2026.

May 11, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

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

The Tenant has until May 21, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by May 21, 2026, the order will be stayed and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 23, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.