



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

File Number: LTB-L-051591-26

In the matter of: BASEMENT, 8493 SWEET CHESTNUT DR
NIAGARA FALLS ON L2H0N1

Between: Monzer Alhundi Landlord

And

Katerina Nettos Tenant

Monzer Alhundi (the 'Landlord') applied for an order to terminate the tenancy and evict Katerina Nettos (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 16, 2026 with respect to application LTB-L-009847-26.

This application was decided without a hearing being held.

Determinations:

1. The previous order, LTB-L-009847-26, issued on April 16, 2026 does not contain a provision that the Landlord can file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') should the Tenant fail to pay the amount of \$9,786.00 owing for the arrears on or before May 31, 2026.
2. Instead, the order contains the provision that should the Tenant fail to pay the Landlord the full amount owing of \$9,786.00 on or before May 31, 2026, the Tenant shall begin to incur interest. Accordingly, the Landlord's L4 application must be dismissed.

It is ordered that:

1. The Landlord's L4 application is dismissed.

June 17, 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.