



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

File Number: LTB-L-050955-26

In the matter of: 1008, 70 MORNELLE CRT
SCARBOROUGH ON M1E4S8

Between: 70 MORNELLE COURT Landlord

And

ROMAL NIAZI Tenant

70 MORNELLE COURT (the 'Landlord') applied for an order to terminate the tenancy and evict ROMAL NIAZI (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 October 8, 2025, with respect to application LTB-L-061586-25.

This application was decided without a hearing being held.

Determinations:

1. The section 78 no longer applies to the previous order, LTB-L-061586-25, issued on October 8, 2025 as Tenant has satisfied the repayment of arrears on or about March 6, 2026 according to the payments as outlined in the L4 application.
2. The Landlord filed their application on June 18, 2026, and while the Landlord alleges that the Tenant has not paid their rent in full or on time for April 1, 2026 through to June 30, 2026, the prior order outlined that:

"The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period October 1, 2025, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest." Emphasis added
3. Given the outlined above, the Board has no jurisdiction to issue an order under section 78 of the Act, and the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 24, 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.