



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

File Number: LTB-L-046722-26

In the matter of: 1/2, 115 Wellington St.
London, ON N6B 2K5

Between: Carmen Dawdy Landlord

And

Rudwan H. KhorShied Tenant

Carmen Dawdy (the 'Landlord') applied for an order to terminate the tenancy and evict Rudwan H. KhorShied (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, 2025 with respect to application LTB-L-003006-25.

This application was decided without a hearing being held.

Determinations:

1. An L4 Application is an application made under section 78 of the Residential Tenancies Act, 2006 (the "Act"). Such, an application may be brought if a previous Order imposed conditions on a Tenant and contained an express provision authorizing a Landlord to make an application, in the event the Tenant fails to comply with such conditions.
2. On June 10, 2026, the applicant filed an L4 Application seeking an Ex Parte Order for eviction on the following stated grounds:
 - a) The Tenant has failed to comply with the terms of the Order.
 - b) Specifically, the Tenant failed to make the payments required by the payment schedule set out in the Order, thereby breaching the terms of the Order.
3. The Landlord's submissions then indicate that payments have been made by the Tenant towards the outstanding arrears.
4. While there were payments made from April 10, 2025, through to May 10, 2026, it is unclear as to what breach occurred, if any. Specifically, no particulars were provided to make a determination.
5. It is unclear if the breach in the declaration has been met.

It is ordered that:

1. The Landlord's application under section 78 of the Act is dismissed.

2. Order LTB-L-003006-25, issued by the Landlord and Tenant Board (LTB) on April 16, 2025, remains in effect.

June 29, 2026
Date Issued

Kelly Delaney

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.