



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

File Number: LTB-L-054513-26

In the matter of: 1711, 85 THORNCLIFFE PARK DR
TORONTO ON M4H1L6

Between: Morguard Corporation Landlord

And

Kaleem Ullah Tenant

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Kaleem Ullah (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 12, 2026, with respect to application LTB-L-018460-26.

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. The Tenant did not attend the hearing on May 12, 2026 with respect to application LTB-L-018460-26, and the corresponding Order was issued on June 12, 2026. In their L4 application, the Landlord alleges that the Tenant has not met the following condition specified in the order:

The Tenant failed to pay the lawful monthly rent due on June 1, 2026.

3. Given that the Tenant did not receive the Order in respect of LTB-L-018460-26 until sometime after June 12, 2026, and this order outlined terms to permit the Tenant to preserve their tenancy, the Landlord's application will be dismissed.

It is ordered that:

1. The Landlords' application LTB-L-054513-26 under section 78 of the Act is dismissed.
2. Order LTB-L-018460-26, issued on June 12, 2026, remains in effect.

June 30, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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

The Tenant has until July 10, 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 July 10, 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 January 12, 2027, 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.