



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

**Citation:** Puneet Gambhir v Bunn, 2023 ONLTB 48063

**Date:** 2023-07-05

**File Number:** LTB-L-042735-23

**In the matter of:** 5063 MORRISON ST  
NIAGARA FALLS ON L2E2C9

**Between:** Manu Chowdhary and Puneet Gambhir Landlords

**And**

Patricia Bunn

I hereby certify this is a  
true copy of an Order dated

**JULY 5, 2023**

Landlord and Tenant Board

Tenant

Manu Chowdhary and Puneet Gambhir (the 'Landlords') applied for an order to terminate the tenancy and evict Patricia Bunn (the 'Tenant') and for an order to have the Tenant pay the rent the Tenant allegedly owes.

### Determinations:

1. The Landlord filed a payment plan agreement and an L4 application on May 30, 2023. The Board has not record of issuing an ex parte order for the payment plan agreement based on section 206 of the *Residential Tenancies Act, 2006*. The Landlord has not produced a copy of a previous order and there is no advance resolution request form filed by the Landlord. Therefore an ex parte order cannot issue based on the payment plan agreement filed by the Landlord.
2. An ex parte order cannot issue based on the L4 application because there has been no order issued for the L1 application as the hearing has not yet occurred. The hearing for the L1 application for file number LTB-L-015425-23 is scheduled for September 11, 2023.
3. Therefore, the Board has no jurisdiction to consider the Landlord's L4 application as no previous order has been issued by the Board which is required as the basis for an L4 application.

### It is ordered that:

1. The Landlord's application is dismissed.

**July 5, 2023**  
**Date Issued**

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Kimberly Parish  
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.