



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

Citation: OLD OAK PROPERTIES INC. v Mboko, 2023 ONLTB 43960

Date: 2023-06-21

File Number: LTB-L-043138-23

In the matter of: 809, 905 SOUTHDALE RD W
LONDON ON N6P0E2

Between: OLD OAK PROPERTIES INC.

Landlord

And

Esaie Mboko

Tenant

On May 31, 2023, OLD OAK PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Esaie Mboko (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 May 31, 2023 with respect to application LTB-L-066015-22.

This application was decided without a hearing being held.

Determinations:

1. The application was filed on May 31, 2023 for a potential breach of non-payment of arrears in the amount of \$6,000.00 on May 31, 2023.
2. A payment due on May 31, 2023 would not be in default until June 1, 2023. As a result, the filed application does not contain a breach of order LTB-L-066015-22.

It is ordered that:

1. The Landlords' application under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') is dismissed.
2. Order LTB-L-066015-22, issued on May 31, 2023 remains in effect.

June 21, 2023

Date Issued

Kimberly Parish
Member, Landlord and Tenant Board

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15 Grosvenor Street, Ground Floor, Toronto
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

