



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-094728-25-SA

In the matter of: 5, 201 OAK ST
SUDBURY ON P3C1M8

Between: 201 OAK STREET HOLDINGS CORP. Landlord

And

SASHA PAN Tenants
DAVID BASAWA

201 OAK STREET HOLDINGS CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict SASHA PAN and DAVID BASAWA (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 24, 2025 with respect to application LTB-L-065619-25.

The Landlord's application was resolved by order LTB-L-094728-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-094728-25.

This motion was heard by videoconference on December 18, 2025. The Landlord's representatives, Angie Gravelle and Melissa Rantala, and the Tenants represented by Zoe St. Pierre, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order. The parties agree the Tenants owe the Landlord \$4,973.27 in arrears and costs to the end of December 2025.

The parties also agree that the Tenants will pay rent commencing in January by cheque into a drop box the Landlord agrees to install on or before December 31, 2025. The Landlord agrees to pick up the rent cheque if the Tenants call to have the rent picked up.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-094728-25, issued on November 17, 2025, is granted.

2. Order LTB-L-094728-25, issued on November 17, 2025, is set aside and cannot be enforced.
3. Order LTB-L-065619-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$4,973.27 plus rent as it becomes due as follows:
 - The Tenants shall pay to the Landlord the lawful rent plus \$414.44 on or before the 1st day of each consecutive month commencing January 2026 and continuing through November 2026.
 - The Tenants shall pay to the Landlord rent plus \$414.43 on or before December 1, 2026.
5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 8, 2026

Date Issued

Greg Joy

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.

