



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

File Number: LTB-L-095278-25-SA

In the matter of: 1404, 620 LOLITA GDNS
MISSISSAUGA ON L5A3K7

Between: Park Property Management Inc. Landlord

And

Carole Fwelo Tenant

Park Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carole Fwelo (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 October 17, 2025 with respect to application LTB-L-047790-25.

The Landlord's application was resolved by order LTB-L-095278-25, issued on November 19, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095278-25.

This motion was heard by videoconference on December 18, 2025.

The Landlord's representative Anita Sada and the Tenant attended the hearing.

The parties before the Board consented to the following order.

The parties agree that:

1. The Tenant will pay rent due January 2, 2026 on or before January 2, 2026.
2. All rent is paid in full to December 31, 2025.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-095278-25, issued on November 19, 2025, is granted.
2. Order LTB-L-095278-25, issued on November 19, 2025, is set aside and cannot be enforced.

3. The previous order issued on October 17, 2025 with respect to LTB-L-047790-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and payable for the period from February 1, 2026 through to and including February 1, 2027.
6. If the Tenant fails to comply with the conditions set out in paragraphs 5 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 8, 2026
Date Issued

Julie Broderick
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.