



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

File Number: LTB-L-097261-25-SA

In the matter of: 7, 8 VICTORIA AVE W
YORK ON M9N1E4

Between: 1525407 ONTARIO LIMITED Landlord
RICHARD ATTARD

And

MATTHEW HINKSON Tenant

1525407 ONTARIO LIMITED and RICHARD ATTARD (the 'Landlord') applied for an order to terminate the tenancy and evict MATTHEW HINKSON (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 9, 2025 with respect to application LTB-L-075824-24.

The Landlord's application was resolved by order LTB-L-097261-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097261-25.

This motion was heard by videoconference on January 2, 2026. The Landlord represented by Christina Nastas, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was granted relief from eviction on the condition the Tenant pays rent in full and on time for 12 months.
2. The Tenant testified that he does not have a bank account, and that the Landlord will not accept a money order. As a result, the Tenant relies on a co-worker to send money to the Landlord,
3. The Landlord testified that he will not accept rent payments from the Tenant by money order. The Landlord finds the method inconvenient and testified to other issues he has with the Tenant.
4. Considering the fact that rent payments made by money order will not be accepted by the Landlord, I find that it would not be unfair to set aside order LTB-L-097261-25.

It is ordered that:

1. The motion to set aside Order LTB-L-097261-25, issued on November 24, 2025, is granted.
2. Order LTB-L-097261-25, issued on November 24, 2025, is set aside and cannot be enforced.

January 12, 2026

Date Issued

Greg Joy

Vice Chair, 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.