



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

File Number: LTB-L-095664-25-SA

In the matter of: 2, 773 LAWRENCE AVE W
NORTH YORK ON M6A1C2

Between: OLEMED Corporation Landlord

And

Zendy Daygot Tenants
Joey Bayogos

OLEMED Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Zendy Daygot and Joey Bayogos (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 14, 2025 with respect to application LTB-L-061489-24.

The Landlord's application was resolved by order LTB-L-095664-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-095664-25.

This motion was heard by videoconference on January 6, 2026. The Landlord's representative Demetrios Maragos, and the Tenant Zendy Daygot, attended the hearing.

Determinations:

1. The Tenants were ordered to pay rent in full and on time from March 2025 through March 2026. In the eleven months that rent was due on time, the Tenants were late in November. The November rent was paid on November 4th.
2. The Tenant testified that her husband had made purchases at Shoppers Drug Mart that she was unaware of which caused the payment to be NSF. As soon as she became aware of the issue the rent was paid in full.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-095664-25.
4. The Landlord requested an extension of the requirement to pay on time. Considering the circumstances, I find the Tenants have significantly complied with the and it is unnecessary to extend the condition set out in order LTB-L-061489-24.

It is ordered that:

1. The motion to set aside Order LTB-L-095664-25, issued on December 1, 2025, is granted.
2. Order LTB-L-095664-25, issued on December 1, 2025, is set aside and cannot be enforced.

January 13, 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.