



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

**File Number:** LTB-L-086332-25-SA

**In the matter of:** 8 VIMY CRT  
PICTON ON K0K2T0

**Between:** Torbill Holdings Ltd Landlord

**And**

Brent Hogan Tenant  
Jessica Horan

Torbill Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Hogan and Jessica Horan (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 August 29, 2025 with respect to application LTB-L-060090-25-SA.

The Landlord's application was resolved by order LTB-L-086332-25, issued on October 22, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-086332-25.

This motion was heard by videoconference on November 27, 2025. The Landlord's representative Keith Smallbill, and the Tenant Jessica Horan, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$18,118.06 in arrears and costs to the end of January 2026.

At the hearing the parties consented to the following order.

**On consent it is ordered that:**

1. The motion to set aside Order LTB-L-086332-25, issued on October 22, 2025, is granted.
2. Order LTB-L-086332-25, issued on October 22, 2025, is set aside and cannot be enforced.
3. Order LTB-L-060090-25-SA is cancelled and replaced with the following:
  - The Tenants shall pay to the Landlord the lawful rent plus \$750.00 on or before the 1<sup>st</sup> day of each consecutive month commencing February 2026 and continuing through January 2028.

- The Tenants shall pay to the Landlord the lawful monthly rent plus \$118.06 ppb February 1, 2028.
4. 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 12, 2026**

**Date Issued**

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**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.