



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-098649-25-SA

In the matter of: 1A, 295 JARVIS ST
TORONTO ON M5B2C2

Between: 295 Jarvis LP Landlord

And

Roberto Brutus Tenant

295 Jarvis LP (the 'Landlord') applied for an order to terminate the tenancy and evict Roberto Brutus (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-098649-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098649-25.

The motion was heard by videoconference on January 6, 2026. The Landlords, Mitchell Sobie and Justin Ross, represented by Gail Kukor Lang, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of November 14, 2025.
2. The lawful monthly rent is \$1,000.00 which is due on the 18th of the month. The Tenant currently owes the Landlords \$10,750.00 in unpaid rent.
3. The Tenant testified that he started a new job and needs to stay in the unit to keep his job. The Tenant also testified that he wants to pay the Landlords.
4. The Landlords agreed to delay lifting the stay until January 31, 2026. The Landlords also agreed that if the Tenant pays them rent plus \$2,500.00 each month, that they will not enforce the order before the order expires.

It is ordered that:

1. The motion to set aside Order LTB-L-098649-25, issued on December 1, 2025, is denied.
2. The stay of Order LTB-L-098649-25, is lifted on January 31, 2026.
3. Order LTB-L-098649-25 is unchanged.

January 9, 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.