



AMENDED
Order under Section 78(11)
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-099243-25-SA-AM

In the matter of: 514, 136 ALBERT ST
LONDON ON N6A 1M2

Between: London & Middlesex Community Housing Landlord

and

Ljubisa Poljasevic Tenant

The order contained a clerical error. This amended order was issued to correct the order dated January 6, 2026. The amendments are underlined for ease of reference.

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ljubisa Poljasevic (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 17, 2025 with respect to application LTB-L-082721-24.

The Landlord's application was resolved by order LTB-L-099243-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant made a motion to set aside order LTB-L-099243-25.

The motion was heard by videoconference on December 22, 2025.

The Landlord's agent Deven Richardson, the Landlord's legal representative Kelley O'Donnell and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated without notice if he breaches the terms of this consent order.

Agreed Facts:

1. The Tenant admits the breach found in paragraph 2 of order LTB-L-099243-25 issued on December 1, 2025.

It is ordered that:

1. The motion to set aside order LTB-L-099243-25 issued on December 1, 2025 is granted. That order is set aside and cannot be enforced.
2. The previous order issued on March 17, 2025 with respect to LTB-L-082721-24 is amended by deleting paragraph 4 and substituting the following:
 4. The Tenant must comply with the conditions set out in paragraphs 1 and 2 of this order up to and including July 31, 2026. If the Tenant breaches the terms 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 6, 2026
Date Order Issued

January 13, 2026
Date Order Amended

Nersi Makki
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.