



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

File Number: LTB-L-098329-25-SA

In the matter of: 211, 12 ST DENNIS DR
NORTH YORK ON M3C1G2

Between: 10-12 St. Dennis Drive Ltd. Landlord

And

Demetrio de Guzman Tenant
Merle de Guzman

10-12 St. Dennis Drive Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Demetrio de Guzman and Merle de Guzman (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 23, 2025 with respect to application LTB-L-024663-25.

The Landlord's application was resolved by order LTB-L-098329-25, 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-098329-25.

This motion was heard by videoconference on January 7, 2026.

The Tenant was represented at the hearing by Alanna Schweitzer. The Landlord was represented by Richard Hissey.

At the hearing the parties consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-098329-25, issued on December 1, 2025, is granted. The order is set aside and replaced as follows:
2. The Tenant shall pay to the Landlord \$6,931.85 for arrears of rent and costs owing to January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Payment Amount
The 1 st day each month beginning February 1, 2026, and ending December 1, 2026	\$577.00
January 1, 2027	\$584.85

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to January 31, 2027 or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant receives any funds from a third-party agency for their rent those funds shall be immediately be turned over to the Landlord and applied to the rent arrears owing.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 9, 2026

Date Issued

Bryan Delorenzi

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.