



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

Citation: BRIDGEWAY PROPERTY MANAGEMENT INC. v Lopez, 2026 ONLTB 4961

Date: 2026-01-15

File Number: LTB-L-082988-25-SA

In the matter of: Suite 2012, 105 The Queensway
Toronto ON M6S5B5

Between: BRIDGEWAY PROPERTY MANAGEMENT INC. Landlord

And

Daniel A Lopez Tenant

BRIDGEWAY PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel A Lopez (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 mediated settlement signed by the parties on May 27, 2025 with respect to application LTB-L-015904-25.

The Landlord's application was resolved by order LTB-L-082988-25, issued on October 10, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-082988-25.

This motion was heard by videoconference on January 12, 2026. The Landlord's legal representative Mark H. Stoute and the Tenant attended the hearing.

Determinations:

1. The prior order issued on May 27, 2025 was a repayment plan for arrears of rent.
2. The ex-parte order issued on October 10, 2025 terminates the tenancy because the Tenant failed to pay the October 2025 rent on or before October 1, 2025.
3. The Tenant did not dispute breaching the prior order. The Tenant also conceded to engaging in subsequent breaches of the prior order by failing to pay the rent for the months of November 2025 to January 2026.
4. The Tenant did not propose a new repayment plan at the hearing, but simply requested that the stay of the October 10, 2025 ex-parte order be delayed to January 31, 2026 as he intends to vacate the rental unit by this date. The Landlord opposed this delay.

5. Based on the evidence and submissions before the Board, I find that it would be unfair to grant the Tenant's motion. I do find however that it would not be unfair the delay the lifting of the stay of the October 10, 2025 ex-parte order to January 31, 2026 as the delay is not substantial.
6. As such, the Tenant's motion is denied and the stay of the October 10, 2025 ex-parte order is lifted effective January 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-082988-25, issued on October 10, 2025, is denied.
2. The stay of order LTB-L-082988-25 is lifted January 31, 2026.

January 15, 2026
Date Issued

Fabio Quattrociochi
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.