



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

File Number: LTB-L-093047-25-SA

In the matter of: 416 Parnian Private
Ottawa, ON K2J6H3

Between: Aplus Management and Raja Khanal Landlords

and

Korey Ashton Tenant

SET ASIDE MOTION ORDER ON CONSENT

Aplus Management and Raja Khanal (the 'Landlords') applied in a L4 application to terminate the tenancy and evict Korey Ashton (the 'Tenant') because the Landlord claimed the Tenant failed to meet a condition specified in an order issued by the Board on September 23, 2025 with respect to application LTB-L-062985-25.

An ex parte eviction order LTB-L-093047-25 was issued on November 17, 2025, which terminated the tenancy effective November 28, 2025.

The Tenant filed a set aside motion on November 27, 2025.

The motion was heard by videoconference on December 22, 2025. The Landlord's agent Kimberley Sauve attended with the Landlord's legal representative James Moak (paralegal). The Tenant also attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlords consent to the Tenant's set aside motion. The order LTB-L-093047-25 issued on November 17, 2025 is set aside, and replaced by this one.
2. The Landlords' application for eviction is denied, on the condition that on or before January 16, 2026, the Tenant shall pay the Landlord \$11,559.50, which represents normal monthly rent due for January 1, 2026, plus any rent arrears and costs currently outstanding.

3. If the Tenant fails to make the payment in accordance with paragraph 2 above, by the due date of January 16, 2026, then the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 2 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
4. The balance owing under paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 15, 2026

Date Issued

Michelle Tan

Vice Chair, 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.