



**Amended Order
Order under Section 78(11)
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-094601-25-SA-AM

In the matter of: 105, 4 GOLDFINCH CRT
NORTH YORK ON M2R2C3

Between: Elm Place Inc. – 4 Goldfinch Court Landlord

And

Jose Daniel Tovar Barrera Tenant

Elm Place Inc. – 4 Goldfinch Court (the 'Landlord') applied for an order to terminate the tenancy and evict Jose Daniel Tovar Barrera (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 November 4, 2025 with respect to application LTB-L-066214-25.

The Landlord's application was resolved by order LTB-L-094601-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-094601-25.

This motion was heard by videoconference on December 11, 2025.

The Landlord's legal representative, Jeff Shabes, the Tenant and the Tenant's legal representative, Raghav Sharma, attended the hearing.

This amended order is issued to correct clerical errors in the original order issued on December 18, 2025.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-094601-25, issued on November 17, 2025, is granted.
2. Order LTB-L-094601-25, issued on November 17, 2025, is set aside and cannot be enforced.

3. The previous order issued on November 4, 2025, with respect to LTB-L-066214-25 is cancelled and replaced with the following order:
4. The Tenant shall pay to the Landlord \$6,409.50 for arrears of rent up to December 31, 2025, and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 of this order in accordance with the following schedule:
 - a) \$2,001.25 on or before December 15, 2025
 - b) \$7~~18~~.00 on or before January 20, 2026;
 - c) \$7~~18~~.00 on or before February 20, 2026;
 - d) \$7~~18~~.00 on or before March 20, 2026;
 - e) \$7~~18~~.00 on or before April 20, 2026;
 - f) \$7~~18~~.00 on or before May 20, 2026; and
 - g) \$8~~18~~.25 on or before June 20, 2026.
6. The Tenant shall also pay to the Landlord new rent in full on or before the first day of each month for the period commencing January 1, 2026, to June 30, 2026, or until the arrears are paid in full, whichever comes earlier.
7. 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 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board 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 December 31, 2025. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.

December 18, 2025
Date Issued

Laura Hartsliet
Member, Landlord and Tenant Board

January 14, 2026
Date Amended

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.