



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

File Number: LTB-L-098631-25-SA

In the matter of: 107, 25 GULLIVER RD
NORTH YORK ON M6M2M5

Between: G&M APARTMENTS Landlord

And

Antoine Johnson Tenant

G&M APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict Antoine Johnson (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 October 7, 2025 with respect to application LTB-L-058893-25.

The Landlord's application was resolved by order LTB-L-098631-25, 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-098631-25.

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

The Landlord's legal representative Matt Anderson and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098631-25, issued on December 1, 2025, is granted.
2. Order LTB-L-098631-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on October 7, 2025 with respect to LTB-L-058893-25 is amended as follows:
4. The Tenant shall pay to the Landlord \$4,576.17 for arrears of rent up to January 31, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

- \$500.00 on or before January 19, 2026;
- \$600.00 on or before February 16, 2026;
- \$600.00 on or before March 16, 2026;
- \$600.00 on or before April 13, 2026;
- \$600.00 on or before May 11, 2026;
- \$600.00 on or before June 8, 2026;
- \$600.00 on or before July 6, 2026; and
- \$476.17 on or before July 20, 2026.

6. 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 to July 2026, or until the arrears are paid in full, whichever date is earliest.

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 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 19, 2026

Date Issued

Brett Lockwood

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.