



Order under Sections 74(2) and 78(11) of the Residential Tenancies Act, 2006

File Number: LTB-L-093771-25-SA

In the matter of: 409, 55 Emmett Avenue
York, ON M6M2E4

Between: Devamm Investments LLA Ltd. Landlord

and

Daron Mapp and Tyrone Caine Tenants

HEARING ORDER

Devamm Investments LLA Ltd. (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Daron Mapp and Tyrone Caine (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Landlord claimed the Tenants did not meet a condition specified in the order issued by the LTB on October 23, 2025 with respect to L1 application LTB-L-060237-25.

The Landlord's L4 application was resolved by order LTB-L-093771-25, issued on November 18, 2025 (the 'L4 Order') which terminated the tenancy effective November 29, 2025. The termination order was obtained on an ex-parte basis without a hearing being held.

On November 28, 2025 the Tenants filed a motion to set aside the L4 Order.

The motion was heard by videoconference on December 22, 2025. The Landlord's legal representative David Ciobotaru (paralegal) attended the hearing along with the Tenant Daron Mapp who attended on behalf of both Tenants, with his sister Simone Mapp as support.

Determinations:

1. The Landlord's legal representative advised that the Landlord consents to the Tenants' motion to set aside, and that the L1 application has been discontinued.
2. The Tenants paid all the rent arrears owing, new rent that became due, and any costs/filing fee up to December 31, 2025.

It is ordered that:

3. The L4 Order LTB-L-093771-25 issued on November 18, 2025 is set aside and cannot be enforced.

4. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent has been discontinued. The previous order issued on October 23, 2025 with respect to application LTB-L-060237-25 is cancelled and replaced by an order that the application is discontinued to December 31, 2025. The LTB's file is now closed.

January 19, 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.