



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

File Number: LTB-L-095232-25-SA

In the matter of: B3, 128 BRONTE RD
OAKVILLE ON L6L3C2

Between: DH WESTVIEW PROPERTIES LTD. Landlord

And

CHENAL BEALS Tenant

DH WESTVIEW PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict CHENAL BEALS (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 30, 2025 with respect to application LTB-L-068938-25.

The Landlord's application was resolved by order LTB-L-095232-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095232-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's representative, Lynn Arnold, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-095232-25, issued on November 24, 2025, is granted. The order cannot be enforced.
2. The previous order issued on October 30, 2025, with respect to LTB-L-068938-25 is cancelled and replaced with this order.
3. The Tenant paid all the rent that was in arrears, the Landlord's filing fee, and all additional rent that would have been due under the tenancy agreement for the period ending January 31, 2026.

4. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon the arrears of rent is discontinued.

January 19, 2026

Date Issued

Melissa Anjema

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.