



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

File Number: LTB-L-069212-25-SA

In the matter of: 508, 110 WELLESLEY ST E
TORONTO ON M4Y1J1

Between: Akelius Canada Ltd. Landlord

And

Audrey Beatrix Tegan Lawless Tenant

Akelius Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Audrey Beatrix Tegan Lawless (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 June 24, 2025 with respect to application LTB-L-023823-25.

The Landlord's application was resolved by order LTB-L-069212-25, issued on August 27, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-069212-25. This motion was heard by videoconference on January 15, 2026. The Landlord's legal representative Mark Ciobotaru and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-069212-25, issued on August 27, 2025, is denied.
2. The stay of order LTB-L-069212-25 is lifted on January 26, 2026.
3. Order LTB-L-069212-25 is unchanged.

January 19, 2026
Date Issued

Kyle McGraw
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.