



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

File Number: LTB-L-097573-25-SA

In the matter of: 2205, 10 SAN ROMANOWAY
TORONTO, ON M3N2Y2

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

and

AISHA HAFEEZ Tenant

SET ASIDE MOTION ORDER ON CONSENT

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied in a L4 application for an order to terminate the tenancy and evict AISHA HAFEEZ (the 'Tenant') and for an order to have the Tenant pay the rent they owe, because the Landlord claimed the Tenant did not meet a condition specified in the prior set aside order issued by the LTB on September 11, 2025 with respect to application LTB-L-060698-25-SA.

The Landlord's application was resolved by exparte order LTB-L-097573-25, issued on November 25, 2025, which terminated the tenancy effective December 6, 2025 (the 'L4 Order'). The L4 Order was issued without a hearing being held.

On November 27, 2025, the Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on December 22, 2025. The Tenant attended the hearing along with the Landlord's legal representative Rosanna Salerno (paralegal).

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consents to the Tenant's set aside motion. The order LTB-L-097573-25 issued on November 25, 2025 is set aside, cannot be enforced, and is replaced by this one.

2. The Landlord's application for eviction is denied, on the condition that on or before **December 31, 2025**, the Tenant shall pay the Landlord **\$2,012.48**, which represents all the rent arrears and costs currently outstanding.
3. If the Tenant fails to make the payment in accordance with paragraph 2 above, by the due date of December 31, 2025, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 2 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
4. The balance owing under paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 20, 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.