



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

File Number: LTB-L-101892-25-SA

In the matter of: 301, 1457 KINGSTON RD
SCARBOROUGH ON M1N1R5

Between: 1034523 Ontario Ltd. Landlord

And

Jody-Kay Blackwood Tenant

1034523 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jody-Kay Blackwood (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 9, 2025 with respect to application LTB-L-065246-25.

The Landlord's application was resolved by order LTB-L-101892-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101892-25.

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

Only the Tenant's legal representative, Gene Filice, attended the hearing.

The Tenant's legal representative submitted that the parties had reached a consent and that it was agreed only the Tenant's legal representative would attend to present the terms of the consent. This was confirmed by the email between the parties' legal representatives dated January 13, 2026, which was uploaded to the Portal.

I am satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-101892-25, issued on December 9, 2025, is granted. The order cannot be enforced.
2. The previous order issued on October 9, 2025, with respect to LTB-L-065246-25 is cancelled and replaced with the following:

3. The Tenant shall pay costs of \$324.00 to the Landlord on or before January 20, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2026, at 4.00% annually on the balance owing.

January 26, 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.