



AMENDED ORDER
Order under Section 78(11)
of the Residential Tenancies Act, 2006 and section 21.1 of the Statutory
Powers Procedure Act

File Number: LTB-L-096271-25-SA-AM

In the matter of: 303, 21 DALEGROVE DR
KITCHENER, ON N2M5B2

Between: Greenwin Corp. Landlord

and

Christopher Rawlings Tenant

SET ASIDE MOTION ORDER – ON CONSENT

This amended order is issued to correct clerical errors in the original order. The corrections have been bolded and underlined for ease of reference.

Greenwin Corp. (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Christopher Rawlings (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 mediated settlement signed by the parties on July 18, 2025 with respect to application LTB-L-032522-25-AM.

The Landlord's application was resolved by order LTB-L-096271-25, issued on November 24, 2025 (the 'L4 Order') which terminated the tenancy effective December 5, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on December 22, 2026 **2025**. The Tenant attended and declined speaking to tenant duty counsel. The Landlord's legal representative Jennifer Smith (paralegal) also attended the hearing.

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-096271-25 issued on November 24, 2025 is set aside, and replaced by this one.
2. The Landlord's application for eviction is denied, on the condition that:
 - (a) on or before January 1, 2026, the Tenant shall pay the Landlord the lawful monthly rent; and
 - (b) on or before January 31, ~~2025~~ **2026** the Tenant shall pay the Landlord \$3,800.00 (which represents arrears up to December 31, 2025 and costs).
3. If the Tenant fails to make the payments in accordance with paragraph 2(a) and 2(b) above, by the due dates of January 1 and January 31, 2026 respectively, 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 19, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

January 26, 2026
Date Amended

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.