



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

File Number: LTB-L-108481-25-SA

In the matter of: 1104, 6151 BATHURST ST
NORTH YORK ON M2R 1Z4

Between: SKPM RENTS 1 Landlord

and

VINCE SCENNA Tenants
ALINA SCENNA

SKPM RENTS 1 (the 'Landlord') applied for an order to terminate the tenancy and evict VINCE SCENNA and ALINA SCENNA (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 8, 2025 with respect to application LTB-L-037609-25.

The Landlord's application was resolved by order LTB-L-108481-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-108481-25.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenants' motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Sylwia McArthur and Tenant Alina Scenna, who had authorization to consent on behalf of the other Tenant, were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenants' motion to set aside order LTB-L-108481-25.
- 2) The current rent is \$2,702.95. It is due on the 1st day of each month.
- 3) The rent arrears owing to January 31, 2026 are \$5,164.50.
- 4) The Landlord is still owed the \$186.00 for filing the original L1 application and is entitled to reimbursement of those costs.
- 5) The Tenants have already paid to the Landlord the first \$1,000.00 arrears installment per paragraph 5. of this order that is due today, but it has not yet cleared the Landlord's account.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-108481-25 issued on December 29, 2025 is granted.
2. Order LTB-L-108481-25 issued on December 29, 2025 is set aside and cannot be enforced.
3. The previous order issued on August 8, 2025 with respect to LTB-L-037609-25 is replaced by this order.
4. The Tenants shall pay \$5,350.50 to the Landlord. This amount represents rent arrears to January 31, 2026 and costs.
5. The Tenants shall pay to the Landlords the amount set out in paragraph 7 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 21, 2026	\$1,000.00
February 21, 2026	\$1,000.00
March 21, 2026	\$1,000.00
April 21, 2026	\$1,000.00
May 21, 2026	\$1,000.00
June 21, 2026	\$350.50

6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

8. This order on consent is in full and final settlement of this application.

January 26, 2026
Date Issued

Denise Hannivan
Hearings Officer, 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.