



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

File Number: LTB-L-103007-25-SA

In the matter of: 2912, 208 QUEENS QUAY W
TORONTO ON M5J2Y5

Between: Rami Rasmi El Bayadi Landlords
Raina Doss

And

Kendrea Johnson Tenant

Rami Rasmi El Bayadi and Raina Doss (the 'Landlords') applied for an order to terminate the tenancy and evict Kendrea Johnson (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 April 2, 2025 with respect to application LTB-L-103075-24.

The Landlords' application was resolved by order LTB-L-103007-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103007-25.

This motion was heard by videoconference on January 22, 2026. The Landlord's representative Francisco Gomez, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$12,436.00 in arrears and costs to the end of March 2025.
2. The Tenant had employment issues but has reduced the amount she owes to \$5,781.00. The Tenant has secured work for three law firms as a real estate clerk and has sufficient income to pay the balance and rent for February and March by March 1, 2026.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-103007-25.
4. Based on the Tenant's submissions, this order reflects what the Tenant can pay to maintain the tenancy.

It is ordered that:

1. The motion to set aside Order LTB-L-103007-25, issued on December 29, 2025, is granted.
2. Order LTB-L-103007-25, issued on December 29, 2025, is set aside and cannot be enforced.
3. Order LTB-L-103075-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$5,781.00 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord the Landlord \$4,786.75 (rent plus \$2,890.50 toward arrears) on or before February 1, 2026.
 - The Tenant shall pay to the Landlord the Landlord \$4,786.75 (rent plus \$2,890.50 toward arrears and costs) on or before March 1, 2026.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 29, 2026

Date Issued

Greg Joy

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.

