



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

File Number: LTB-L-098841-25-SA

In the matter of: 206, 1594 VICTORIA PARK AVE
Toronto ON M1R1P6

Between: Centurion Property Associates Inc. Landlord

And

Mariah Ndagire Tenant
Emily Tusiime

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mariah Ndagire and Emily Tusiime (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 16, 2025, with respect to application LTB-L-015795-25.

The Landlord's application was resolved by order LTB-L-098841-25, issued on November 25, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098841-25.

This motion was heard by videoconference on January 7, 2026.

The attended the hearing. The Landlord was represented by Faith McGregor.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-098841-25, issued on November 25, 2025, is granted.
2. Order LTB-L-098841-25, issued on November 25, 2025, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
 - The Tenant shall pay the rent due January 1, 2026, on or before January 23, 2026.

- The Tenant 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 July 31, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 2, 2026

Date Issued

Bryan Delorenzi

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.