



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

File Number: LTB-L-103039-25-SA

In the matter of: K, 734 WALTER ST
CAMBRIDGE ON N3H4P3

Between: T.S. BEDI Landlord

And

Mariah Joanna Martinez Tenant

T.S. BEDI (the 'Landlord') applied for an order to terminate the tenancy and evict Mariah Joanna Martinez (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on March 17, 2025 with respect to application LTB-L-096292-24.

The Landlord's application was resolved by order LTB-L-103039-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103039-25. This motion was heard by videoconference on January 28, 2026.

The Landlord's employee, Manny Bedi, and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-103039-25, issued on January 5, 2026, is granted. The order is cancelled and replaced by the following.

L1 Application

2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued as of December 31, 2025.

L2 Application

3. The Tenant shall also pay to the Landlord new rent on time and in full on the 1st day of each month for the period February 1, 2026 to January 1, 2028.
4. If the Tenant fails to comply with the conditions of 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 6, 2026
Date Issued

Mayra Sawicki
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.