



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

File Number: LTB-L-103532-25-SA

In the matter of: 611, 550 JARVIS ST
TORONTO ON M4Y2H9

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Carol Kim Tenant

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Carol Kim (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 November 4, 2025 with respect to application LTB-L-070953-25.

The Landlord's application was resolved by order LTB-L-103532-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103532-25.

This motion was heard by videoconference on January 29, 2026. The Landlord's representative Anita Sada, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on November 4, 2025 with respect to application LTB-L-070953-25.
2. The Tenant owed the Landlord \$4,965.27 in arrears and costs to the end of October 2025.
3. The Tenant has reduced the amount she owes to \$3,213.12 to the end of January 2026.
4. The Tenant has lived in the rental unit for 15 years and has not previously been in arrears of rent. The Tenant is working part-time jobs and actively looking to return to full-time employment.
5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-103532-25.

It is ordered that:

1. The motion to set aside Order LTB-L-103532-25, issued on January 6, 2026, is granted.
2. Order LTB-L-103532-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-070853-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$3,213.12 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord February rent on or before February 1, 2026.
 - The Tenant shall pay to the Landlord the lawful rent plus \$300.00 on or before the 1st day of each consecutive month commencing March 2026 and continuing through December 2026.
 - The Tenant shall pay to the Landlord the lawful monthly rent plus \$213.12 on or before January 1, 2027.
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.

February 2, 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.

