



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

File Number: LTB-L-100407-25-SA

In the matter of: 3, 402 MCLEOD ST
OTTAWA ON K2P1A6

Between: Vincent Ferraro, 8389411 Canada Limited
c/o Sleepwell Property Management

Landlord

And

Edward De Gale

Tenant

Vincent Ferraro, 8389411 Canada Limited c/o Sleepwell Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Edward De Gale (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 September 22, 2025 with respect to application LTB-L-054012-25.

The Landlord's application was resolved by order LTB-L-100407-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-100407-25. This motion was heard by videoconference on January 28, 2026.

The Landlord's legal representative, A. Skelly, 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. The Tenant had the opportunity to speak with TDC.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-100407-25, issued on December 8, 2025, is granted. The order is cancelled and replaced by the following.
2. The Tenant shall pay to the Landlord \$4,413.36. This amount represents the arrears owing to January 31, 2026, inclusive of the application filing fee and sheriff fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- a) February 2026 rent (\$2,048.71) on or before February 4, 2026.
 - b) \$4,413.36 on or before February 28, 2026.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 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.