



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

File Number: LTB-L-106155-25-SA

In the matter of: 305, 322 EGLINTON AVE E
TORONTO ON M4P1L6

Between: K&G APARTMENT HOLDINGS INC. Landlord

And

TRISTAN WILLIAMS Tenants
ELENA MABEKA

K&G APARTMENT HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TRISTAN WILLIAMS and ELENA MABEKA (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on May 22, 2025 with respect to application LTB-L-011088-25.

The Landlord's application was resolved by order LTB-L-106155-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-106155-25.

This motion was heard by videoconference on February 3, 2026. the Landlord's representative Marie Galevski, and the Tenant Elena Mabeka, attended the hearing.

At the hearing the parties consented to the following order.

The Landlord agrees that if the Tenants pay March and April rent in full and on time, the Landlord will not file for the enforcement of the order until May 31, 2026. If the Tenants pay March and April rent, the last month rent deposit will be applied to May.

It is ordered that:

1. The motion to set aside Order LTB-L-106155-25, issued on January 7, 2026, is denied.
2. The stay of order LTB-L-106155-25 is lifted March 31, 2026.
3. Order LTB-L-106155-25 is unchanged.

February 4, 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.