



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

File Number: LTB-L-104956-25-SA

In the matter of: 408, 33 KENNEDY RD S
BRAMPTON ON L6W3E5

Between: Enterprise Reit Operating LP Landlord

And

Charlene Frederick Tenant

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Charlene Frederick (the 'Tenant') 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-033612-25.

The Landlord's application was resolved by order LTB-L-104956-25, 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-104956-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord's Legal Representative, D. Ciobotaru, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-104956-25, issued on January 6, 2026, is granted.
2. Order LTB-L-104956-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. The Tenant shall pay to the Landlord \$1,186.00 representing the balance owing from lawful rent for February 2026 (\$1,495.55).
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$219.00 on or before the 1st day of each month for the period of March 1, 2026 to July 31, 2026 (total of 5 months); and

- \$91.00 on or before August 1, 2026.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of March 1, 2026 to March 31, 2027.
 6. If the Tenant fails to make any one of the payments in accordance with this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant.

February 4, 2026
Date Issued

Lisa Del Vecchio
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.