



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

File Number: LTB-L-002315-26-SA

In the matter of: 2003, 6599 GLEN ERIN DR
MISSISSAUGA ON L5N2X3

Between: Interrent Holdings Manager LP Landlord

And

Leonardo Pena Tenant

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Leonardo Pena (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 3, 2025 with respect to application LTB-L-082456-25.

The Landlord's application was resolved by order LTB-L-002315-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-002315-26.

This motion was heard by videoconference on February 3, 2026.

Only the Landlord's legal representative, Daniel Abraham, attended the hearing.

The Tenant's legal representative, Melissa Rajaram, was also in attendance, however, they were unable to reach their client for instructions and was not aware why the Tenant was not in attendance of the hearing as of 9:58am.

Determinations:

There was a breach of the previous [order](#)

1. The Tenant **failed** to meet a condition specified in the order issued by the LTB on December 3, 2025 with respect to application LTB-L-082456-25. They failed to pay the January rent on or by January 1, 2026.
2. Although the Tenant was not present for the hearing, the Landlord requested to consent to the Tenant's motion to set-aside the exparte order issued on January 14, 2026 and to withdraw the underlying L4 application on the basis that the parties had agreed to a separate conditional order for rent arrears under LTB-L-090243-25.

3. After considering all of the disclosed circumstances, more specifically, that the Landlord was consenting to the Tenant's motion, I find that it would not be unfair to set aside order LTB-L-002315-26.

It is ordered that:

1. The motion to set aside Order LTB-L-002315-26, issued on January 14, 2026, is granted.
2. Order LTB-L-002315-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. Order LTB-L-082456-25 issued on December 3, 2025 remains in force.

February 11, 2026
Date Issued

Terri van Huisstede
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.