



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

File Number: LTB-L-107132-25-SA

In the matter of: 815, 190 CLARK BLVD
BRAMPTON ON L6T4A8

Between: 190 Clark Apartments Limited Landlord

And

Sean Amair Tenant

190 Clark Apartments Limited (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Sean Amair (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 5, 2025, with respect to application LTB-L-068845-24.

Application LTB-L-068845-24 was an L2 application based on an N8 notice for persistent late payment of rent. The parties entered into a consent agreement to resolve the application, and the Consent Order was issued February 5, 2025.

The Landlord filed this L4 application, LTB-L-107132-25, on December 19, 2025.

The Landlord's application was resolved by order LTB-L-107132-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107132-25 on January 17, 2026. A stay was placed on the order on January 19, 2025, and a hearing was scheduled to decide the motion.

This motion was scheduled to be heard by videoconference on February 3, 2026. Faith McGregor, Licenced Paralegal, represented the Landlord. The Tenant was present and self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord consents to the Tenant's motion to set aside order LTB-L-107132-25.
- b. The parties agreed that the original order, LTB-L-068845-24, will be amended.

- c. The Tenant states he paid the February 2026 rent prior to the hearing, however the Landlord's representative could not verify the payment at the time of the hearing. The payment will be reflected in the order below as February 2026 rent to be paid on or before February 20, 2026.

On consent of the parties, it is ordered that:

1. The Tenant's motion to set aside order LTB-L-107132-25, issued on January 7, 2026, is granted.
2. Order LTB-L-105634-25, issued on January 7, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 5, 2025, with respect to LTB-L-068845-24 is replaced by paragraph 4 to 6 of this order.
4. The Tenant shall pay February 2026 rent on or before February 20, 2026.
5. The Tenant shall pay the Landlord the lawful monthly rent on or before the 1st (first) day of each month starting March 2026 through to and including August 2027.
6. If the Tenant fails to comply with the conditions set out in paragraph 4 or 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 9, 2026
Date Issued

Joanne Lolato
Hearings Officer, 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.