



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

File Number: LTB-L-001037-26-SA

In the matter of: 708, 25 SAN ROMANOWAY
TORONTO ON M3N2Z1

Between: 25 San Romanoway Limited

Landlord

And

Devonie Douglas
Marvette Mucker Grant

Tenants

25 San Romanoway Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Devonie Douglas and Marvette Mucker Grant (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 23, 2025 with respect to application LTB-L-094304-25-SA.

The Landlord's application was resolved by order LTB-L-001037-26, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-001037-26.

This motion was heard by videoconference on February 4, 2026.

The Landlord's representative, Geoffrey Paine, and one of the Tenants, Marvette Grant ('MG'), attended the hearing. MG confirmed that she had authority to act on behalf of the first named Tenant. MG had an opportunity to meet with tenant duty counsel prior to the hearing.

At the hearing, the parties consented to the Tenants' motion to set aside order LTB-L-001037-26, issued on January 12, 2026 and that order LTB-L-094304-25-SA issued on December 23, 2025 be cancelled and replaced with the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-001037-26, issued on January 12, 2026, is granted.
2. Order LTB-L-001037-26, issued on January 12, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 23, 2025 with respect to LTB-L-094304-25-SA is cancelled and replaced as follows:

4. On or before February 27, 2026, the Tenants shall pay to the Landlord \$2,300.00 for arrears of rent up to February 28, 2026 and costs.
5. If the Tenants fail to make any the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026
Date Issued

Karen Gonçalves
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.