



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

File Number: LTB-L-002085-26-SA

In the matter of: 305, 7 JACKES AVE
TORONTO ON M4T1E3

Between: SKPM Rents 4 Landlord

And

FRANCINE ZELSMAN Tenant

SKPM Rents 4 (the 'Landlord') applied for an order to terminate the tenancy and evict FRANCINE ZELSMAN (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-L-074665-25.

The Landlord's application was resolved by order LTB-L-002085-26, 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-002085-26.

This motion was heard by videoconference on January 29, 2026. The Landlord's representative Sara Ginman, and the Tenant, assisted by David Chong, attended the hearing.

The parties agreed that if the Tenant paid the full amount owing to the Landlord, the Landlord would consent to the set aside motion. The Landlord submitted a ledger showing that the Tenant has a zero balance owing.

It is ordered that:

1. The motion to set aside Order LTB-L-002085-26, issued on January 14, 2026, is granted.
2. Order LTB-L-002085-26, issued on January 14, 2026, is set aside and cannot be enforced.

February 11, 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.