



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

File Number: LTB-L-002495-26-SA

In the matter of: 1, 32 Ontario Street
Stratford ON N5G3G8

Between: Basran & Sons Inc Landlord

And

David Coxen Tenant

Basran & Sons Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Coxen (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 June 11, 2025 with respect to application LTB-L-027466-24.

The Landlord's application was resolved by order LTB-L-002495-26, 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-002495-26.

This motion was heard by videoconference on February 9, 2026.

The Landlord's Agent, G. Randhawa, the Tenant's Legal Representative, R. Spencer, 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-002495-26, issued on January 14, 2026, is granted.
2. Order LTB-L-002495-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. The parties agreed that there was a late payment rent/arrears breach in February 2026, but it was resolved by way of this consent agreement.

4. The previous order issued on June 11, 2025 with respect to LTB-L-027466-24 remains in full force and effect.

February 11, 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.