



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

File Number: LTB-L-091569-25-SA

In the matter of: 1203, 666 ONTARIO ST
TORONTO ON M4X1N1

Between: 666 ONTARIO STREET APARTMENTS Landlord

And

JULIA WALL Tenants
GREG WALL

666 ONTARIO STREET APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict JULIA WALL and GREG WALL (the 'Tenants').

LTB-L-106244-24

On December 31, 2024, the Landlord filed an application to terminate the tenancy and evict the Tenants because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

A hearing was held on April 30, 2025. On May 6, 2025, the Board issued a conditional Order LTB-L-106244-24.

LTB-L-005361-25

On June 18, 2025, the Landlord filed an application to terminate the tenancy and evict the Tenants because the Tenants breached a condition of Order LTB-L-106244-24, issued May 6, 2025.

On June 26, 2025, the Board issued an *ex-parte* order (LTB-L-050361-25) terminating the tenancy.

On June 30, 2025, the Tenants filed a motion to set aside Order LTB-L-050361-25.

A hearing was held on August 5, 2025. The Tenants' motion was granted. Order LTB-L-050361-25-SA was issued on September 15, 2025.

LTB-L-091569-25

On October 30, 2025, the Landlord the Landlord filed an application to terminate the tenancy and evict the Tenants because the Tenants breached a condition of Order LTB-L-050361-25-SA issued September 15, 2025.

On December 9, 2025, the Board issued an *ex-parte* order (LTB-L-091569-25) terminating the tenancy.

On January 21, 2026, the Tenants filed a motion to set aside Order LTB-L-091569-25 issued December 9, 2025.

This motion was heard by videoconference on February 10, 2026.

The Landlord's legal representative, Geoff Paine, the Landlord's agent, Jay Cohen, the Tenant, Greg Wall, and the Tenants' representative, Shelia Warner, attended the hearing. Also in attendance was the Landlord's witness Samuel Kavuma.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On Consent, it is ordered that:

1. The motion to set aside Order LTB-L-091569-25, issued on December 9, 2025, is denied.
2. The stay of order LTB-L-091569-25 is lifted on March 31, 2026.

February 13, 2026

Date Issued

Melissa Anjema

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.