



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

File Number: LTB-L-000375-26-SA

In the matter of: 336, 830 LAWRENCE AVE W
NORTH YORK ON M6A0B6

Between: OWEN PELAEZ Landlord

And

Daniel CARlos Tenants
Krista Gonzalez

OWEN PELAEZ (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Carlos and Krista Gonzalez (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 August 22, 2025 with respect to application LTB-L-053340-25.

The Landlord's application was resolved by order LTB-L-000375-26, 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-000375-26.

This motion was heard by videoconference on February 10, 2026. The Landlord's representative Ian Shemish, and the Tenants, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenants owe the Landlord \$5,511.00 in arrears and costs to the end of February 2026.

The parties also agree rent is due on the 2nd day of each month.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-000375-26, issued on January 12, 2026, is granted.
2. Order LTB-L-000375-26, issued on January 12, 2026, is set aside and cannot be enforced.
3. Order LTB-L-053340-2 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$5,511.00 s follows:

- The Tenants shall pay to the Landlord \$1,515.00 on or before February 15, 2026.
 - The Tenants shall pay to the Landlord \$600.00 on or before the 15th day of each consecutive month commencing March 2026 and continuing through August 2026.
 - The Tenants shall pay to the Landlord \$396.00 on or before September 15, 2026.
5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing March 2026 and continuing through September 2026, or until the arrears and costs are paid in full.
6. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 18, 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.

