



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

File Number: LTB-L-004070-26-SA

In the matter of: 113, 7 BIGGIN CRT
Toronto ON M4A1M3

Between: Centurion Property Associates Inc. Landlord

And

Asheber Broomes Tenants
Candice Gallimore

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Asheber Broomes and Candice Gallimore (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on February 11, 2025 with respect to application LTB-L-068344-24.

The Landlord's application was resolved by order LTB-L-004070-26, issued on January 21, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-004070-26.

This motion was heard by videoconference on February 12, 2026. The Landlord's representatives Martin Zarnett and Faith McGregor, and the Tenant Asheber Broomes, attended the hearing.

The Landlord consents to the Tenant's motion to set aside.

At the hearing the parties consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-004070-26, issued on January 21, 2026, is granted.
2. Order LTB-L-004070-26, issued on January 21, 2026, is set aside and cannot be enforced.
3. Order LTB-L-068344-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing March 2026 and continuing through February 2027.

5. In the event the Tenant fails 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 Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 13, 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.