



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

File Number: LTB-L-001651-26-SA

In the matter of: 1005, 555 SHEPPARD AVE W
Toronto ON M3H2R7

Between: IJJ Properties Inc c/o Realstar Management Partnership Landlord

And

Alexandre Kasterine Tenant

IJJ Properties Inc c/o Realstar Management Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandre Kasterine (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 2, 2025 with respect to application LTB-L-045894-25-SA-RV.

The Landlord's application was resolved by order LTB-L-001651-26, issued on January 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001651-26.

This motion was heard by videoconference on February 17, 2026. The Landlord's representative Martin Zarnett, and the Tenant represented by Kyle Warwick, attended the hearing.

At the hearing the parties consented to the following order lifting the stay on March 31, 2026.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-001651-26, issued on January 13, 2026, is denied.
2. The stay of order LTB-L-001651-26 is lifted March 31, 2026.
3. Order LTB-L-001651-26 is unchanged.

February 23, 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.