



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

File Number: LTB-L-102907-25-SA

In the matter of: 301, 555 OXFORD ST
OSHAWA ON L1J3V5

Between: DE PALMA PROPERTIES LTD

Landlord

And

GEORGE PLATANITIS

Tenant

DE PALMA PROPERTIES LTD (the 'Landlord') applied for an order to terminate the tenancy and evict GEORGE PLATANITIS (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 September 19, 2025 with respect to application LTB-L-060155-25-SA-AM.

The Landlord's application was resolved by order LTB-L-102907-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102907-25.

This motion was heard by videoconference on February 17, 2026. The Landlord's representative Carrie Aylwin, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$7,503.00 in arrears and costs from order LTB-L-060155-25-SA-AM. The Landlord confirmed the Tenant now owes the Landlord \$6,691.00 in arrears and costs to the end of February.
2. This is the Tenant's second set aside motion. The Tenant testified that he was relaying on an HST grant which did not come through, however he is prepared to pay the Landlord rent plus \$1,000.00 each month commencing in March.
3. The Tenant has lived in the rental unit for more that 30 years. The amount the Tenant owes has been reduced since the order was issued.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-102907-25 and provide the Tenant another opportunity to preserve this tenancy.

It is ordered that:

1. The motion to set aside Order LTB-L-102907-25, issued on December 29, 2025, is granted.
2. Order LTB-L-102907-25, issued on December 29, 2025, is set aside and cannot be enforced.
3. Order LTB-L060155-25-SA-AM is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$6,691.00 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord the lawful rent plus \$1,000.00 on or before the 1st day of each consecutive month commencing March 2026 and continuing through August 2026.
 - The Tenant shall pay to the Landlord the lawful rent plus \$691.00 on or before September 1, 2026.
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 and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 19, 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.

