



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

File Number: LTB-L-001099-26-SA

In the matter of: 16, 48 LAWTON BLVD
TORONTO ON M4V1Z5

Between: JDM Apartments Inc Landlord

And

Lilliana Lopez (AKA Lilliana Lopez Escobar) Tenants

JDM Apartments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Lilliana Lopez (AKA Lilliana Lopez Escobar) and Van Chieng Yang (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on December 8, 2025 with respect to application LTB-L-083261-25-SA.

The Landlord's application was resolved by order LTB-L-001099-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-001099-26.

This motion was heard by videoconference on February 19, 2026. The Landlord Steven Smith, represented by Emily Barbat, and the Tenant, attended the hearing.

The parties agree that Van Chieng Yang is no longer a tenant and should be removed as a party to this order.

Determinations:

1. The Tenant was ordered to pay rent in full and on time. The Tenant lost her debit card and the bank was closed on January 1, 2026. A portion of the Tenant's rent is paid by EPIC which was paid on time. The Tenant paid the balance on January 2, 2026 when she was able to deal with the lost debit card issue. February rent was paid on January 31st.
2. Despite the fact that this is not the first time the Tenant has breached Board orders, I find under this circumstance that it would not be unfair to set aside order LTB-L-001099-26.

It is ordered that:

1. The motion to set aside Order LTB-L-001099-26, issued on January 14, 2026, is granted.
2. Order LTB-L-001099-26, issued on January 14, 2026, is set aside and cannot be enforced.

February 27, 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.