



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

File Number: LTB-L-097263-25-SA

In the matter of: 1517, 126 BELLAMY RD N
SCARBOROUGH ON M1J2L1

Between: Better Living Homes Inc Landlord

And

RORY FULLERTON Tenant

Better Living Homes Inc (the 'Landlord') applied for an order to terminate the tenancy and evict RORY FULLERTON (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 23, 2025 with respect to application LTB-L-033624-25.

The Landlord's application was resolved by order LTB-L-097263-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097263-25.

This motion was heard by videoconference on January 5, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Eric Steiman. The Tenant was represented by Kevin Laforest.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-097263-25, issued on November 24, 2025, is granted.
2. Order LTB-L-097263-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. The previous order issued on September 23, 2025 with respect to LTB-L-033624-25 is amended as follows:
4. The Tenant shall pay the lawful monthly rent on or before the date it is due for 18 months starting February 1, 2026 and ending on July 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for

an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 24, 2026

Date Issued

Vladimir Nikitin

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.