



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

File Number: LTB-L-005631-26-SA

In the matter of: 384 COL. PHILLIPS DR
SHELBURNE ON L9V3V7

Between: BHAVIK SHAH Landlord

And

PAUL LAYNE Tenant

BHAVIK SHAH (the 'Landlord') applied for an order to terminate the tenancy and evict PAUL LAYNE (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 December 3, 2025 with respect to application LTB-L-077965-25.

The Landlord's application was resolved by order LTB-L-005631-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005631-26.

This motion was heard by videoconference on February 25, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-005631-26, issued on January 26, 2026, is granted.
2. Order LTB-L-005631-26 is set aside and cannot be enforced.
3. The previous order issued on December 3, 2025 with respect to LTB-L-077965-25 is cancelled and replaced as follows.
4. The tenancy between the Landlord and the Tenant shall not terminate and shall continue, subject to the conditions as set out in this order.
5. The Tenant shall pay to the Landlord \$2,986.00 which represents the rent arrears owing to February 28, 2026 and costs.
6. The Tenant shall pay the amount set out in paragraph 5 of this order in accordance with the following schedule:

(1) \$995.00 on the 25th day of March 2026,

(2) \$995.00 on the 25th day of April 2026, and

(3) \$995.99 on the 25th day of May 2026.

7. The Tenant shall also pay to the Landlord lawful rent on time and in full as it comes due and owing for the period starting March 1, 2026 to May 1, 2026 or until the arrears are paid in full, whichever is earliest.
8. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing.
9. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 2, 2026
Date Issued

Elle Venhola
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.