



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

File Number: LTB-L-003263-26-SA

In the matter of: 3310, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

Wanderson Mercedes De La Cruz Tenant

280 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Wanderson Mercedes De La Cruz (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 13, 2025 with respect to application LTB-L-062941-24.

The Landlord's application was resolved by order LTB-L-003263-26, issued on January 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-003263-26.

This motion was heard by videoconference on February 26, 2026. The Landlord's representative Charlie Bobrowski, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-003263-26, issued on January 20, 2026, is granted.
2. Order LTB-L-003263-26, issued on January 20, 2026, is set aside and cannot be enforced.
3. Order LTB-L-062941-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the balance of February rent plus the lawful monthly rent for March on or before March 6, 2026.
5. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through March 2027.
6. 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 3, 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.