



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

File Number: LTB-L-004584-26-SA

In the matter of: 103, 1651 Victoria Park Ave
Scarborough ON M1R1P9

Between: DANAM LIMITED Landlord

And

CRYSTAL WALKER Tenants
MICHEAL DE NICOLA

DANAM LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict CRYSTAL WALKER and MICHEAL DE NICOLA (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 1, 2025 with respect to application LTB-L-058355-25.

The Landlord's application was resolved by order LTB-L-004584-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-004584-26.

This motion was heard by videoconference on February 26, 2026. The Landlord's representative Mohammad Sabir, and the Tenants, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$6,885.65 in arrears and costs to the end of September 2025. The Board granted relief from eviction on the conditions the Tenants paid rent on time as well as \$400.00 on or before the 15th day of each month from October 2025 until the entire amount was paid in full.
2. In January, the Tenants' son used the wrong account to make a payment which caused the payment the Tenants made to go NSF. As soon as the Tenants realized the payment was not made they made the payment.
3. The Tenants are now in compliance with the conditions of the order.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-004584-26.

It is ordered that:

1. The motion to set aside Order LTB-L-004584-26, issued on January 27, 2026, is granted.
2. Order LTB-L-004584-26, issued on January 27, 2026, is set aside and cannot be enforced.

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.