



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

File Number: LTB-L-099078-25-SA

In the matter of: 913, 580 DUNDAS ST
LONDON ON N6B1W9

Between: London and Middlesex Community Housing Landlord

And

Ronald Whitcroft Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ronald Whitcroft (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 July 21, 2025 with respect to application LTB-L-021592-25.

The Landlord's application was resolved by order LTB-L-099078-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-099078-25.

This motion was heard by videoconference on March 2, 2026.

The Landlord's Legal Representative Shieba Sadat, the Tenant and the Tenant's Legal Representative Nazia Fahreen attended the hearing.

The parties at the hearing agreed to the following consent:

It is ordered that:

1. The motion to set aside Order LTB-L-099078-25, issued on December 1, 2025, is granted.
2. Order LTB-L-099078-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The previous order issued on July 21, 2025, with respect to LTB-L-021592-25 is amended as follows:
4. The parties agree that the terms agreed upon in LTB-L-021592-25 are extended to January 31, 2027.

5. On or before March 25, 2026, the Tenant shall ensure that the balcony and the walk-in closet follow the previous order's terms with respect to clutter.
6. If the Tenant fails to comply with the conditions set out in paragraphs 4 or 5 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.

March 5, 2026

Date Issued

Jagger Benham

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.