



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

File Number: LTB-L-105313-25-SA-AM

In the matter of: 209, 403 CHURCH ST
TORONTO ON M4Y0C9

Between: Cedarmount Stanley Inc. Landlord

and

Samson Massey Tenant

On February 18, 2025, the Landlord's Legal Representative submitted a request to the Landlord and Tenant Board to correct a clerical error. This order amends the original order issued on February 10, 2025. All changes to the original order are identified with bolded and underlined script.

Cedarmount Stanley Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Samson Massey (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 mediated settlement signed by the parties on April 11, 2025 with respect to application LTB-L-101999-24.

The Landlord's application was resolved by order LTB-L-105313-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105313-25.

This motion was scheduled to be heard by videoconference on February 3, 2026.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-105313-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105313-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. The order dated April 11, 2025, with respect to LTB-L-101999-24 is amended as follows:
4. The Tenant shall pay to the Landlord \$235.71 for arrears of rent up to February 28, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in full on or before March 31, 2026.
6. The Tenant shall also pay to the Landlord the lawful monthly rent for March 2026 on or before March 1, 2026.

7. If the Tenant fails to make any one of the payments in accordance with **paragraphs 4, 5 or 6 of** this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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.
8. The Tenant shall **also** pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Amended

February 10, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.