



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

File Number: LTB-L-102015-25-SA

In the matter of: 414, 3125 LAWRENCE AVE E
SCARBOROUGH ON M1H1A2

Between: 3125 Lawrence Avenue East Residences Landlord

And

Deon Neale Tenant

3125 Lawrence Avenue East Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Deon Neale (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 March 12, 2025 with respect to application LTB-L-091547-24.

The Landlord's application was resolved by order LTB-L-102015-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102015-25.

This motion was heard by videoconference on January 13, 2026.

The Landlord's Legal Representative Charlie Bobrowsky and the Tenant Deon Neale attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. Order LTB-L-102015-25, issued on December 8, 2025, is set aside and cannot be enforced.
2. The previous order issued on March 12, 2025, with respect to LTB-L-091547-24 is amended as follows:
3. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing every month for the period February 1, 2026, to October 31, 2026.

4. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraph 3 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

March 4, 2026
Date Issued

Kyle Anderson
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.