



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

File Number: LTB-L-004396-26-SA

In the matter of: MAIN FLOOR, ROOM 2, 452 CLINTON ST
TORONTO ON M6G2Z2

Between: JAMES LEGERE Landlord

And

MATTHEW JONES Tenant

JAMES LEGERE (the 'Landlord') applied for an order to terminate the tenancy and evict MATTHEW JONES (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 November 4, 2025 with respect to application LTB-L-061284-25.

The Landlord's application was resolved by order LTB-L-004396-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004396-26.

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

The Landlord, the Landlord's Legal Representative Reena Bassar and the Tenant attended the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. The parties on consent agreed to deny the Tenant's motion, and to delay the lifting of the stay until May 31, 2026, amongst other additional terms.
2. The stay of order LTB-L-004396-26 is lifted on May 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-004396-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-004396-26 is lifted as of May 31, 2026.

3. The parties agree that lawful monthly rent is forgiven for the months of January, April and May 2026, so long as the unit has been vacated by the Tenant on or before May 31, 2026.
4. Should the Tenant not vacate the unit on or before May 31, 2026, all rent up to that date becomes due and owing and clauses 3, 4, 6 and 7 of LTB-L-004396-26 are activated.
5. The parties agree that the lawful monthly rent is \$590.00, and that the Tenant agreed to pay an additional \$60.00 per month towards the outstanding arrears of rent. There is no last month's rent deposit.

March 4, 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.