



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

File Number: LTB-L-004693-26-SA

In the matter of: 805, 2255 WESTON RD
YORK ON M9N1Y5

Between: Weston Co-Ownership Apartments Inc Landlord

And

Vanel Francis Tenants
Sonya Neverson
Gabridonne Neverson

Weston Co-Ownership Apartments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Vanel Francis, Sonya Neverson and Gabridonne Neverson (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 17, 2025 with respect to application LTB-L-062009-25.

The Landlord's application was resolved by order LTB-L-004693-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-004693-26.

This motion was heard by videoconference on March 5, 2026. The Landlord's representative Andrew Hyland attended the hearing.

As of 9:45am, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

The Tenant Sonya Neverson joined the hearings at approximately 10:10am after the matter had been heard.

Determinations:

1. The Tenants owed the Landlord \$9,346.20 in arrears and costs to the end of October 2025. The Tenants agreed to pay the Landlord rent on time as well as \$1,000.00 on or before the 15th day of each month commencing in November. The amount the Tenants would have owed as of the date of this hearing should have been reduced to \$5,346.20.

2. The Landlord was unaware if March rent had been paid. To the end of February, the outstanding amount owing remained at \$7,518.21.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-004693-26.

It is ordered that:

1. The motion to set aside Order LTB-L-004693-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-004693-26 is lifted immediately.
3. Order LTB-L-004693-26 is unchanged.

March 10, 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.