



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

File Number: LTB-L-096516-25-SA

In the matter of: 1610, 390 QUEENS QUAY W
TORONTO ON M5V3A6

Between: COAL HARBOUR PROPERTIES LLP Landlord

And

YASH GULATI Tenant

COAL HARBOUR PROPERTIES LLP (the 'Landlord') applied for an order to terminate the tenancy and evict YASH GULATI (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 30, 2025 with respect to application LTB-019305-25.

The Landlord's application was resolved by order LTB-L-096516-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096516-25.

This motion was scheduled to be heard by videoconference on December 23, 2025. Instead, the Landlord's Legal representative, Nicole Ruby and the Tenant reached an agreement and requested an order on consent to resolve the motion.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-096516-25, issued on November 24, 2025, is granted.
2. Order LTB-L-096516-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. The previous order issued on July 30, 2025, with respect to LTB-019305-25 is amended. The paragraph 2 of the original order will be cancelled and replaced as follows:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay the lawful monthly rent in full, on or before the 1st day of each month for which the rent is due, for a period of 12 months, starting January 1, 2026, up to and including December 1, 2026.

6. If the Tenant fails to comply with the conditions set out in 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 6, 2026
Date Issued

Maryam Cooper
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.