



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

**File Number:** LTB-L-005189-26-SA

**In the matter of:** Upper Unit, 1022 CHERRIEBELL RD  
Brampton ON L5E2R1

**Between:** Balbir Gakhal Landlord

**And**

Stefano Cruz Tenants  
Sharenni Munoz

Balbir Gakhal (the 'Landlord') applied for an order to terminate the tenancy and evict Stefano Cruz and Sharenni Munoz (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 24, 2024 with respect to application LTB-L-068250-25.

The Landlord's application was resolved by order LTB-L-005189-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-005189-26.

This motion was heard by videoconference on March 9, 2026.

The Landlord and one of the Tenants, Stefano Cruz, attended the hearing.

The parties before the LTB consented to the following order.

**On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-005189-26, issued on February 2, 2026, is granted.
2. Order LTB-L-005189-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. The Tenants shall pay to the Landlord \$8,336.00 for arrears of rent up to March 31, 2026 and costs.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- \$500.00 on or before the 15<sup>th</sup> day of each month for the period of April 1, 2026 to July 31, 2027; and
  - \$336.00 on or before August 15, 2027.
5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1<sup>st</sup> day of each month for the period of April 1, 2026 to August 31, 2027 or until the arrears are paid in full, whichever date is earliest.
6. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

**March 13, 2026**  
**Date Issued**

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Lisa Del Vecchio  
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.