



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

**File Number:** LTB-L-001300-26-SA

**In the matter of:** 508, 35 TRUELLE ST  
SCARBOROUGH ON M1J1Z5

**Between:** 2501572 ONTARIO INC Landlord

**And**

AN'JANETTE DESOUZA Tenant

2501572 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict AN'JANETTE DESOUZA (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 order issued by the LTB on December 23, 2025 with respect to application LTB-L-088743-25.

The Landlord's application was resolved by order LTB-L-001300-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001300-26.

This motion was heard by videoconference on February 10, 2026.

Only the Tenant attended the hearing.

As of 2:32 PM, the Landlord was 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. As a result, the hearing proceeded with only the Tenant's evidence.

**Determinations:**

There was not a breach of the previous mediated settlement

1. The Tenant did not fail to meet a condition specified in the order issued by the LTB on December 23, 2025, with respect to application LTB-L-088743-25.
2. The Landlord's application claimed that the Tenant failed to pay the lawful rent due on or before January 1, 2026, and based on that claim order LTB-L-001300-26 was issued on January 14, 2026, ending the tenancy.

3. The Tenant's lawful rent is \$1,261.87. At the hearing the Tenant provided receipts from the Landlord's online payment system confirming the Tenant made the following payments:
  - \$990.00 on December 22, 2025
  - \$272.00 on December 30, 2025
4. The Tenant also proved she made the required arrears payment of at least \$182.87 on or before January 20, 2026. The Tenant provided a payment receipt of \$183.00 made on January 16, 2026.
5. Therefore, the Tenant's motion is granted and order LTB-L-088743-25 issued on December 23, 2025, remains in full force and effect.

**It is ordered that:**

1. The motion to set aside Order LTB-L-001300-26, issued on January 14, 2026, is granted.
2. Order LTB-L-001300-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 23, 2025, with respect to LTB-L-088743-25 remains in full force and effect.

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

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Melissa Anjema  
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.