



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

File Number: LTB-L-004052-26-SA

In the matter of: 206, 640 ROSELAWN AVE
TORONTO ON M5N1K9

Between: MERKUR PROPERTIES Landlord

And

VERONICA ESTRELLA Tenant

MERKUR PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict VERONICA ESTRELLA (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 July 29, 2025 with respect to application LTB-L039453-25.

The Landlord's application was resolved by order LTB-L-004052-26, 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-004052-26.

This motion was heard by videoconference on March 10, 2026. The Landlord's representative Geoff Paine, and the Tenant, attended the hearing.

The Tenant has vacated the rental unit.

It is ordered that:

1. The motion to set aside Order LTB-L-004052-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-004052-26 is lifted immediately.
3. Order LTB-L-004052-26 is unchanged.

March 16, 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.