



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

File Number: LTB-L-006313-26-SA

In the matter of: 219, 2731 DANFORTH AVE
TORONTO ON M4C1L8

Between: 2004288 Ontario Ltd Landlord

And

Esete Girmay Tenants
Natnael Lemma

2004288 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Esete Girmay and Natnael Lemma (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 28, 2025 with respect to application LTB-L-055643-25-RV.

The Landlord's application was resolved by order LTB-L-006313-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-006313-26.

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

The Landlord's Legal Representative, B. Rubin, and one of the Tenants, Natneal Lemma, attended the hearing.

The parties before the LTB consent to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-006313-26, issued on January 27, 2026, is granted.
2. Order LTB-L-006313-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. The Tenants paid \$237.77 to the Landlord today, March 9, 2025, this amount represents all outstanding N.S.F. fees, and the application filing fee.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month but no later than the 3rd business day of each

month for the period of April 1, 2026 to March 31, 2027 or until the arrears are paid in full, whichever date is earliest.

5. If the Tenants fail to make any one of the payments in accordance with this order, 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 17, 2026
Date Issued

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.