



March 12, 2026

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

File Number: LTB-L-005549-26-SA

In the matter of: 306, 228 GALLOWAY RD
SCARBOROUGH ON M1E5G6

Between: Wigwamen Incorporated Landlord

And

Tracy Ann Gayle Tenant
Divine Gibbs
Serenity Gibbs

Wigwamen Incorporated (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Ann Gayle, Divine Gibbs and Serenity Gibbs (the 'Tenant's') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on April 29, 2025 with respect to application LTB-L-006143-25.

The Landlord's application was resolved by order LTB-L-005549-26, 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-005549-26.

This motion was heard by videoconference on March 4, 2026.

The Landlord Agent Amber Seager and the Tenant Tracy Ann Gayle attended on behalf of the other Tenants the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-005549-26, issued on January 26, 2026, is granted.

2. Order LTB-L-005549-26, issued on January 26, 2026, is set aside and cannot be enforced.
3. The previous order issued on April 29, 2025, with respect to LTB-L-006143-25 is cancelled and replaced with the following.
4. The Tenants shall pay to the Landlord \$5966.02 for arrears of rent owing up to March 31, 2026.
5. The Tenants shall pay to the Landlord the amount owing in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 4, 2026	\$3000.00
April 15, 2026	\$494.00
May 15, 2026	\$494.00
June 15, 2026	\$494.00
July 15, 2026	\$494.00
August 15, 2026	\$494.00
September 15, 2026	\$496.02

6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. 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 #4 #5 #6 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 Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

March 12, 2026
Date Issued

 Jennifer Buckminster
 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.

