



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

File Number: LTB-L-010125-26-SA

In the matter of: 180, 325 BOGERT AVE
NORTH YORK ON M2N1L8

Between: Heath Residences Landlord

And

Patrick Thom Tenant

Heath Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Thom (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 November 3, 2025 with respect to application LTB-L-070642-25.

The Landlord's application was resolved by order LTB-L-010125-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010125-26.

This motion was heard by videoconference on March 12, 2026. The Landlord's representative Charlie Bobrowski attended the hearing.

The Landlord consents to the Tenant's motion to set aside as all amounts owing have been paid in full.

It is ordered that:

1. The motion to set aside Order LTB-L-010125-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010125-26, issued on February 9, 2026, is set aside and cannot be enforced.

March 18, 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.