



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

File Number: LTB-L-003789-26-SA

In the matter of: 405, 14 COLEMAN STREET
CARLETON PLACE, ON K7C4P1

Between: Lions Holdings Ltd./ExpandWealth Property Landlord

and

Amanda Horton Tenant

SET ASIDE MOTION ORDER ON CONSENT

Lions Holdings Ltd./ExpandWealth Property (the 'Landlord') applied in a L4 application to terminate the tenancy and evict Amanda Horton (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Landlord claimed the Tenant did not meet a condition specified in the mediated agreement issued by the LTB on April 11, 2025 with respect to L1 application LTB-L-104339-24.

The Landlord's L4 application was resolved by order LTB-L-003789-26 issued on January 21, 2026, which terminated the tenancy effective February 1, 2026 (the 'L4 Order'). This order was issued without a hearing being held.

On January 29, 2026 the Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on February 23, 2026. The Tenant Amanda Horton attended the hearing and declined speaking to tenant duty counsel. The Landlord's legal representative Marie Connolly (paralegal) also attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consents to the Tenant's set aside motion. The L4 Order LTB-L-003789-26 issued on January 21, 2026 is set aside, cannot be enforced, and is replaced by this order.
2. The parties agreed that the Tenant shall pay the Landlord **\$1,500.00**, which is the total amount currently owing up to February 28, 2026 (including all rent arrears and costs for filing the original L1 application).

3. The Landlord's application for eviction is denied, on the conditions set out below:
 - (a) the Tenant shall pay the Landlord \$750.00 by end of hearing day (February 23, 2026);
 - (b) the Tenant shall pay the Landlord \$375.00 on or before March 15, 2026 and \$375.00 on or before April 15, 2026; and
 - (c) the Tenant shall pay the lawful monthly rent for March on or before March 1, 2026.
4. If the Tenant fails to make any of the payments in accordance with paragraph 3 above, by the due dates listed, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraphs 2 and 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 3 of this order.
5. The balance owing under paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 13, 2026
Date Issued

Michelle Tan

Vice Chair, 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.