



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

File Number: LTB-L-003699-26-SA

In the matter of: 502, 25 MARTHA EATON WAY
NORTH YORK, ON M6M5B7

Between: Artisan Charitable Foundation Landlord

and

Joel Bartlett Tenant

SET ASIDE MOTION ORDER ON CONSENT

Artisan Charitable Foundation (the 'Landlord') applied in a L4 application to terminate the tenancy and evict Joel Bartlett (the 'Tenant') because the Landlord claimed the Tenant did not meet a condition specified in the consent order issued by the LTB on March 5, 2025 with respect to L1/L2 application LTB-L-085186-24.

The Landlord's L4 application was resolved by order LTB-L-003699-26 issued on January 19, 2026, which terminated the tenancy effective January 30, 2026 (the 'L4 Order'). This order was issued without a hearing being held.

On January 26, 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 attended with his legal representative Kyle Warwick (lawyer). The Landlord's legal representative Emily Barbati (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-003699-26 issued on January 19, 2026 is set aside and cannot be enforced. The portions dealing with the L2 application from the prior consent order are replaced by this order.
2. The Landlord's application for eviction is denied, on the conditions set out below:

- (a) the Tenant shall pay the lawful monthly rent in full and on time on or before the first (1st) day of each month for a 24 month period, starting March 1, 2026 to February 1, 2028.
3. The parties acknowledged that a prior 12 month conditional pay-on-time order had been breached, therefore they were mutually agreeable to extending the timeframe of this order's conditions to 24 months.
4. If the Tenant fails to pay the monthly rent in full and on time during the 24 month period ordered in paragraph 2 above, 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. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2.

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.