



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

File Number: LTB-L-006058-26-SA

In the matter of: 315, 3801 RIVERSIDE DR E
WINDSOR ON N8Y1B2

Between: Riverside Developments Landlord

And

Philo Lokenyo Tenant

Riverside Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Philo Lokenyo (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 September 25, 2025 with respect to application LTB-L-056538-25.

The Landlord's application was resolved by order LTB-L-006058-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006058-26.

This motion was heard by videoconference on March 11, 2026.

The Landlord's Legal Representative Sylwia McArthur and the Tenant attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-006058-26, issued on February 2, 2026, is granted.
2. Order LTB-L-006058-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 25, 2025, with respect to LTB-L-056538-25 is amended as follows.
4. The Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026, and the filing fee.
5. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

March 19, 2026
Date Issued

Kate Sinipostolova
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.