



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

File Number: LTB-L-011569-26-SA

In the matter of: 8439 WILLOUGHBY DR
NIAGARA FALLS ON L2G6X4

Between: Monarch Property Investors Inc Landlord

And

Michael Lavigne Tenants
Lisa Silenzi

Monarch Property Investors Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Lavigne and Lisa Silenzi (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on July 16, 2025 with respect to application LTB-L-051715-25.

The Landlord's application was resolved by order LTB-L-011569-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-011569-26.

This motion was heard by videoconference on March 12, 2026. The Landlord Arlene Goodarzi, and the Tenant Lisa Silenzi, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$3,393.09 in arrears and costs to the end of March 2026.

The Tenants also agreed to pay the Landlord \$1,364.84 in unpaid utilities by March 18, 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-011569-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011569-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. Order LTB-L-051715-25 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord \$3,393.09 as follows:

- The Tenants shall pay to the Landlord the lawful monthly rent plus \$700.00 on or before April 1, 2026.
- The Tenants shall pay to the Landlord the lawful monthly rent plus \$700.00 on or before May 1, 2026.
- The Tenants shall pay to the Landlord the lawful monthly rent plus \$700.00 on or before June 1, 2026.
- The Tenants shall pay to the Landlord the lawful monthly rent plus \$700.00 on or before July 1, 2026.
- The Tenants shall pay to the Landlord the lawful monthly rent plus \$593.09 on or before August 1, 2026.

5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 20, 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.

