



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

File Number: LTB-L-002384-26-SA

In the matter of: 1107, 4003 BAYVIEW AVE
NORTH YORK ON M2M3Z8

Between: Sterling Silver Development Corporation Landlord

And

LLOYD O. WAITE Tenant

Sterling Silver Development Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict LLOYD O. WAITE (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 October 28, 2025 with respect to application LTB-L-065653-25.

The Landlord's application was resolved by order LTB-L-002384-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-002384-26.

This motion was heard by videoconference on March 12, 2026. The Landlord's representative Sara Ginman, and the Tenant, attended the hearing.

The parties agree the Tenant owes the Landlord \$3,249.24 in arrears and costs to the end of March 2026.

The Landlord requested a voidable order. As the Landlord has paid an enforcement fee which is not a part of a standard voidable order, and the request was made to avoid an L4 application if the Tenant breached the conditions of the agreement, the request was denied.

I find this order to be fair to both parties based on their submissions and reflects the Tenant's agreement to make payments.

It is ordered that:

1. The motion to set aside Order LTB-L-002384-26, issued on January 19, 2026, is granted.
2. Order LTB-L-002384-26, issued on January 19, 2026, is set aside and cannot be enforced.
3. Order LTB-L-065653-25 is cancelled and replaced with the following:

4. The Tenant shall pay to the Landlord \$3,249.24 as follows:
 - The Tenant shall pay to the Landlord \$1,350.00 on or before March 20, 2026.
 - The Tenant shall pay to the Landlord \$1,899.24 on or before April 20, 2026.
5. The Tenant shall also pay to the Landlord April's lawful monthly rent on or before April 1, 2026.
6. In the event the Tenant fails 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 Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 17, 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.

