



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

File Number: LTB-L-106656-25-SA

In the matter of: 3 GREENGATE RD
NORTH YORK ON M3B1E7

Between: Runping Qiu Landlord

And

Gary Reinblatt Tenant

Runping Qiu (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Reinblatt (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-053703-25.

The Landlord's application was resolved by order LTB-L-106656-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106656-25.

This motion was heard by videoconference on March 13, 2026.

The Landlord's Representative, Shaun Harvey, and the Tenant's Representative, Vanessa Palumbo, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-106656-25, issued on January 5, 2026, is granted.
2. Order LTB-L-106656-25, issued on January 5, 2026, is set aside and replaced with the following order.
3. The Tenant shall be given possession of the rental unit on March 13, 2026.
4. The rent period, on the consent of both parties, shall be changed from the 14th of the month to the 1st of the month for the duration of the tenancy.
5. The Landlord waives any rent owed from March 14, 2026, to March 31, 2026.

6. A \$146.00 credit (because of two previous over-payments) shall be applied to rent owing for April 1, 2026.
7. The Last Month's Rent deposit shall be applied to rent for June 1, 2026. The parties agree that there is no interest owing on the deposit.
8. The tenancy between the Landlord and the Tenant shall terminate on June 30, 2026.
9. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
11. The Tenant may terminate the tenancy sooner if they provide the Landlord 10-days notice of termination.

March 18, 2026
Date Issued

Robert Brown
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.