



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

File Number: LTB-L-007655-26-SA

In the matter of: 407, 513 DUNDAS ST E
WHITBY ON L1N0N4

Between: Kiya Investment Corp c/o Rentaplex Inc Landlord

And

Carlos Morales Tenants
Roberta Bone

Kiya Investment Corp c/o Rentaplex Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Carlos Morales and Roberta Bone (the 'Tenants') because the Tenant did not meet a condition specified in the order issued by the LTB on September 16, 2025 with respect to application LTB-L-033864-25-sa.

The Landlord's application was resolved by order LTB-L-007655-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-007655-26.

This motion was heard by videoconference on March 16, 2026.

The Tenant, Carlos Morales, attended the hearing. The Landlord was represented by Mark Ciobtaru.

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-007655-26, issued on February 2, 2026, is granted.
2. Order LTB-L-007655-26, issued on February 2, 2026, is set aside and replaced as follows:
3. The Tenants shall pay to the Landlord the rent due March 1, 2026 on or before March 31, 2026.
4. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including March 2027.

5. If the Tenants fail to comply with the conditions set out in this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 19, 2026
Date Issued

Bryan Delorenzi
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.