



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

File Number: LTB-L-006587-26-SA

In the matter of: 3303, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

ANDREW GARFIELD GEDDES Tenants
YVONNE G GEDDES

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREW GARFIELD GEDDES and YVONNE G GEDDES (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 September 25, 2025 with respect to application LTB-L-056087-25.

The Landlord's application was resolved by order LTB-L-006587-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-006587-26.

This motion was heard by videoconference on March 17, 2026. The Landlord's representative Jason Paine, and the Tenant Yvonne G. Geddes, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$14,505.35 in arrears and costs to the end of September 2025. The amount the Tenants owe the Landlord has increased to \$21,805.35.
2. the Tenant acknowledged that they can no longer afford to live in the unit and are preparing to vacate the unit by the end of March 2026.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-006587-26.

It is ordered that:

1. The motion to set aside Order LTB-L-006587-26, issued on January 30, 2026, is denied.

2. The stay of order LTB-L-006587-26 is lifted immediately.
3. Order LTB-L-006587-26 is unchanged.

March 19, 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.