



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

File Number: LTB-L-009590-26-SA

In the matter of: 403, 642 VAUGHAN RD
YORK ON M6E2Y3

Between: Astroid Management Landlord

And

John Elroy Tenant

Astroid Management (the 'Landlord') applied for an order to terminate the tenancy and evict John Elroy (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 18, 2025 with respect to application LTB -L-024722-25.

The Landlord's application was resolved by order LTB-L-009590-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009590-26.

This motion was heard by videoconference on March 17, 2026. The Landlord represented by Howard Levenson, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant was ordered on consent to pay rent in full and on time from September 2025 through August 2026. All payments have been made on time with the exception for February 2026. The Tenant had deposited a cheque which did not clear. When the Tenant discovered the error the rent was paid on February 6, 2026.
2. The Tenant testified that he will ensure the rent is paid on time.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-009590-26.
4. The Landlord requested an order for the Tenant to pay rent on time for the next twelve months as a condition of relief from eviction. I find the request to be reasonable and the Tenant agreed.

It is ordered that:

1. The motion to set aside Order LTB-L-009590-26, issued on February 6, 2026, is granted.
2. Order LTB-L-009590-26, issued on February 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-024722-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through March 2027.
5. 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, 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.

