



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

File Number: LTB-L-008525-26-SA

In the matter of: 3, 1061 RAVINE RD
OSHAWA ON L1H4C9

Between: Vincent Joseph Bavaro Landlords
Michael Anthony Bavaro

And

Dan Lafleche Tenant

Vincent Joseph Bavaro and Michael Anthony Bavaro (the 'Landlords') applied for an order to terminate the tenancy and evict Dan Lafleche (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 January 7, 2026 with respect to application LTB-L-083476-25.

The Landlords' application was resolved by order LTB-L-008525-26, issued on February 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-008525-26.

This motion was heard by videoconference on March 10, 2026. The Landlord's representative Angeliki Alverizos, the Landlord's Property Manager Victoria Mercurio, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$9,836.00 in arrears and costs to the end of December 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay the Landlord \$410.00 on or before January 1, 2026 and \$205.00 twice a month from January 15th until the arrears were paid in full. In addition, the Tenant was to pay rent in full and on time.
2. The Tenant has made not payment toward the order and has made no payments since August 2025. The amount the Tenant owes has increased to \$13,085.44.
3. The Tenant testified that he attempted to pay the Landlord \$2,000.00 but the Landlord refused to accept a payment. Ms. Mercurio testified that in her opinion the Landlord would not have refused a payment.

4. After considering all of the circumstances, including the fact that even if the Tenant had offered a \$2,000.00 payment, it would not have covered one month rent, and that no other payments were made resulting in an increase in the amount the Tenant owes, I find that it would be unfair to set aside order LTB-L-008525-26.
5. In the Tenant's motion to set aside the order filed on February 4th, the Tenant requested 60 to 90 days to vacated. Under the circumstances, I find a further delay would be unfair.

It is ordered that:

1. The motion to set aside Order LTB-L-008525-26, issued on February 3, 2026, is denied.
2. The stay of order LTB-L-008525-26 is lifted immediately.
3. Order LTB-L-008525-26 is unchanged.

March 18, 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.

