



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

File Number: LTB-L-011238-26-SA

In the matter of: 103, 2130 KING ST E
HAMILTON ON L8K5W7

Between: C Valery Construction o/a Valery Properties Landlord

And

Bijou Bauma Itofe Tenant

C Valery Construction o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Bijou Bauma Itofe (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 September 26, 2025 with respect to application LTB-L-058020-25.

The Landlord application was resolved by order LTB-L-011238-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011238-26.

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

The Landlord's Agent Tina Novak and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord consented to the set aside motion and the parties requested an order on consent. I granted the request.

It is ordered that:

1. The motion to set aside Order LTB-L-011238-26, issued on February 10, 2026, is granted.
2. The previous order issued on September 26, 2025, with respect to LTB-L-058020-25 is amended as follows.
3. The total arrears of rent owing are \$953.52.
4. The Tenants agrees to make 2 equal payments of \$476.76, the first on or before March 20, 2026, and the second on or before April 20, 2026.

5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 19, 2026
Date Issued

Robert Patchett
Vice Chair, 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.