



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

File Number: LTB-L-010305-26-SA

In the matter of: 1212, 2940 JANE ST
NORTH YORK ON M3N2V4

Between: 1597180 Ontario Inc Landlord

And

Valentina Serrano Tenants
Carlos Manuel Cruz

1597180 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Valentina Serrano and Carlos Manuel Cruz (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on December 30, 2025 with respect to application LTB-L-096009-25.

The Landlord's application was resolved by order LTB-L-010305-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010305-26.

This motion was heard by videoconference on March 18, 2026.

The Landlord's Agent Edie Neuberger, the Tenant Valentina Serrano and the Tenant's daughter Nicole Cruz Serrano attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-010305-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010305-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. The Landlord's application under section 78 of the *Residential Tenancies Act, 2006* (the Act) is dismissed.
4. The previous order issued on December 30, 2025 with respect to LTB-L-096009-25 is cancelled and replaced with the following:

5. The Tenants shall pay the lawful monthly rent on time and in full on or before the first day of every month for the period April 1, 2026 until March 1, 2027.
6. If the Tenants fails to make any one of the payments in accordance with paragraph 5 of this order, the Landlord may, without notice to the Tenants, apply to the Board pursuant to section 78 of the Act, within 30 days of the breach, for an order terminating the tenancy and evicting the Tenants.
7. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the original application.
8. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, they will start to owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding.

March 25, 2026
Date Issued

John Cashmore
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.