



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

File Number: LTB-L-011122-26-SA

In the matter of: 705, 1442 LAWRENCE AVE W
TORONTO ON M6L1B5

Between: 2491364 Ontario Inc Landlord

And

Majo Rhea Jane Cafe Tenants
Majo Gertrudis Cafe

2491364 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Majo Rhea Jane Cafe and Majo Gertrudis Cafe (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 January 13, 2026 with respect to application LTB-L-083473-25.

The Landlord's application was resolved by order LTB-L-011122-26, 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-011122-26.

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

The Landlord's Legal Representative Jason Paine and the Tenant Majo Rhea Jane Cafe attended the hearing. Prior to the matter being called, the Tenant spoke to Tenancy Duty Counsel.

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-011122-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011122-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 13, 2026 with respect to LTB-L-083473-25 is cancelled and replaced with the following:

4. The Tenants shall pay the Landlord \$1,715.24 for arrears of rent up to March 31, 2026 and costs.
5. The Tenants shall pay the amount set out in paragraph 4 of this order, in full, on or before April 20, 2026.
6. The Tenants shall also pay the monthly rent for April 2026, in full, on or before April 1, 2026.
7. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 23, 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.