



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

**File Number:** LTB-L-005937-26-SA

**In the matter of:** 813, 1283 DUPONT ST  
TORONTO ON M6H0E4

**Between:** Galleria Developments Inc. Landlord

**And**

Wendy Gardner Tenant

Galleria Developments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Wendy Gardner (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 8, 2025 with respect to application LTB-L-051261-25.

The Landlord's application was resolved by order LTB-L-005937-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005937-26.

This motion was heard by videoconference on March 16, 2026.

The Landlord's representative Paul Kyte and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-005937-26, issued on January 26, 2026, is granted.
2. Order LTB-L-005937-26, issued on January 26, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 8, 2025 with respect to LTB-L-051261-25 is cancelled and replaced as follows.
4. The Tenant shall pay to the Landlord \$8,143.70 for arrears of rent up to March 31, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

- \$911.32 on or before March 19, 2026;
- \$455.96 on or before April 16, 2026;
- \$455.96 on or before April 30, 2026;
- \$455.96 on or before May 5, 2026;
- \$455.96 on or before May 14, 2026;
- \$455.96 on or before May 19, 2026;
- \$455.96 on or before May 28, 2026;
- \$455.96 on or before June 11, 2026;
- \$481.50 on or before June 25, 2026;
- \$481.50 on or before July 9, 2026;
- \$481.50 on or before July 23, 2026;
- \$481.50 on or before August 6, 2026;
- \$481.50 on or before August 27, 2026;
- \$481.50 on or before September 9, 2026;
- \$481.50 on or before September 25, 2026;
- \$481.50 on or before October 9, 2026; and
- \$188.66 on or before October 23, 2026.

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April to October 2026, or until the arrears are paid in full, whichever date is earliest.

7. 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 4 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 26, 2026**

**Date Issued**

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**Brett Lockwood**

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.