



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

File Number: LTB-L-008281-26-SA

In the matter of: 1714, 1 FOUNTAINHEAD RD
TORONTO ON M3J1K6

Between: Ranee Management Landlord

And

Ashley McLeod Tenant

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley McLeod (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 June 19, 2025 with respect to application LTB-L-019457-25.

The Landlord's application was resolved by order LTB-L-008281-26, 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-008281-26.

This motion was heard by videoconference on March 19, 2026.

The Landlord's representative, Ilana Glickman, the Tenant and the Tenant's representative, Ricardo Colonnese, attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-008281-26, issued on February 9, 2026 and that order LTB-L-019457-25 issued on June 19, 2025 be cancelled and replaced with the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-008281-26, issued on February 9, 2026, is granted.
2. Order LTB-L-008281-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 19, 2025 with respect to LTB-L-019457-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlords \$1,260.17 for arrears of rent up to March 31, 2026 and costs.

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

<u>Payment Date</u>	<u>Payment Amount</u>
On or before April 1, 2026	\$600.00
On or before May 1, 2026	\$660.17

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 1, 2026 to May 1, 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 Landlords pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlords 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 to pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 23, 2026
Date Issued

Karen Gonçalves
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.