



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

File Number: LTB-L-004583-26-SA

In the matter of: 1201, 1 ANTRIM CRESCENT
SCARBOROUGH, ON M1P4P2

Between: H&R Property Management Landlord

and

Paul Fournillier Tenant

SET ASIDE MOTION ORDER ON CONSENT

H&R Property Management (the 'Landlord') applied in a L4 application to terminate the tenancy and evict Paul Fournillier (the 'Tenant') because the Landlord claimed the Tenant did not meet a condition specified in the prior consent set aside order issued by the LTB on June 24, 2025 with respect to prior set aside motion LTB-L-031934-25-SA.

The Landlord's L4 application was resolved by order LTB-L-004583-26 issued on January 26, 2026 which terminated the tenancy effective February 6, 2026 (the 'L4 Order'). This order was issued without a hearing being held.

On January 28, 2026, the Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on February 23, 2026. The Tenant and Landlord's legal representative Sabrina Marchionne (paralegal) attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consents to the Tenant's set aside motion. The L4 Order LTB-L-004583-26 issued on January 26, 2026 is set aside, cannot be enforced, and is replaced by this order.
2. The prior set aside consent order LTB-L-031934-25-SA will have its terms replaced by this order.
3. The Landlord's application for eviction is denied, on the conditions set out below.

4. The parties agreed that the Tenant shall pay the monthly rent for March 2026 on or by March 5, 2026.
5. The parties agreed that the Tenant shall pay the lawful monthly rent in full and on time, by the first (1st) day of each month, for a 11-month period starting April 1, 2026 and ending February 1, 2027.
6. If the Tenant fails to meet any of the conditions or payments in accordance with paragraphs 3 and 4 above, by the due dates listed, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 3 or 4 of this order.

March 24, 2026
Date Issued

Michelle Tan

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.