



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

File Number: LTB-L-013627-26-SA

In the matter of: 3361 THUNDERBIRD PROM
PICKERING ON L1X0N1

Between: MIHIR ADHYAPAK Landlord
GITANJALI ADHYAPAK

And

MELLECIA ANN MARIE LIVINGSTON Tenant

MIHIR ADHYAPAK and GITANJALI ADHYAPAK (collectively, the 'Landlord') applied for an order to terminate the tenancy and evict MELLECIA ANN MARIE LIVINGSTON (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 mediated settlement signed by the parties on January 21, 2026 with respect to application LTB-L-089296-25.

The Landlord's application was resolved by order LTB-L-013627-26, issued on February 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-013627-26.

This motion was heard by videoconference on March 25, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Purva Singh. Parties consented to the order below.

At the hearing the parties agreed:

1. The Tenant will vacate the rental unit on or before April 10, 2026.
2. The amount the Tenant owes the Landlord is \$23,048.78.
3. The Tenant incurred the cost of \$320.00 to repair a sink at the rental unit. The Landlord agreed to reimburse the Tenant for this cost by deducting \$320.00 from the amount owing.
4. The total amount the tenant owes the Landlord up to and including March 2026 is therefore \$22,728.78.

5. The Tenant shall pay the Landlord \$3,300 on or before March 29, 2026. The Tenant intends to make a further lump-sum payment on or before May 8, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-013627-26, issued on February 19, 2026, is denied.
2. The stay of order LTB-L-013627-26 is lifted on April 11, 2026.
3. Order LTB-L-013627-26 is unchanged.

March 26, 2026
Date Issued

Vladimir Nikitin
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.