



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

File Number: LTB-L-003785-26-SA

In the matter of: 137 Allegranza Ave
Vaughan ON L4L1A6

Between: DanaBela Corperation Landlord

And

Tania-Cesira Lisi Tenants
Emanuele Lisi

DanaBela Corperation (the 'Landlord') applied for an order to terminate the tenancy and evict Tania-Cesira Lisi and Emanuele Lisi (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on December 15, 2025 with respect to application LTB-L-071951-25.

The Landlord's application was resolved by order LTB-L-003785-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-003785-26.

This motion was heard by videoconference on March 24, 2026. The Landlord represented by Gulnara Trofimova, and the Tenant Tania-Cesira Lisi, represented by Kayla Boutiller, attended the hearing.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenants do not meet certain conditions in the order.
2. Order LTB-L-071951-25, issued on December 15, 2025, required the Tenants to pay all utilities owing pursuant to the tenancy agreement in full and on time for the next 18 months, beginning immediately.
3. The utility charges the Landlord claims that the Tenants have not paid in full and on time were charges that were incurred prior to December 18, 2025.
4. As the order required the Tenants to pay the utility costs for the next 18 months from December 15, 2025, and the evidence of unpaid utility costs were prior to December 15,

2025, I find the Tenants are not in breach of the conditions set out in order LTB-L-071951-25.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-003785-26.

It is ordered that:

1. The motion to set aside Order LTB-L-003785-26, issued on January 26, 2026, is granted.
2. Order LTB-L-003785-26, issued on January 26, 2026, is set aside and cannot be enforced.

April 1, 2026

Date Issued

Greg Joy

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.