



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

File Number: LTB-L-012230-26-SA

In the matter of: 2803, 55 ANN O'REILLY RD
NORTH YORK ON M2J0E1

Between: Del Condominium Rentals Inc. Landlord

And

Jethro Walay Nzinga Tenants
Kouadio Jean-Paul Honorat Kouadio

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jethro Walay Nzinga and Kouadio Jean-Paul Honorat Kouadio (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 4, 2026 with respect to application LTB-L-093846-25.

The Landlord's application was resolved by order LTB-L-012230-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-012230-26.

This motion was heard by videoconference on March 26, 2026. The Landlord's representative Edwin Sadasivam, and the Tenant Jethro Walay Nzinga, represented by Joe Myes, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$10,321.00 in arrears and costs to the end of March 2026.

At the hearing the parties consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-012230-26, issued on February 17, 2026, is granted.
2. Order LTB-L-012230-26, issued on February 17, 2026, is set aside and cannot be enforced.
3. Order LTB-L-093846-25 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord \$10,321.00 as follows:

- The Tenants shall pay to the Landlord \$100.00 on or before April 15, 2026.
- The Tenants shall pay to the Landlord \$1,000.00 on or before May 1, 2026.
- The Tenants shall pay to the Landlord \$200.00 on or before May 15, 2026.
- The Tenants shall pay to the Landlord \$1,000.00 on or before June 1, 2026.
- The Tenants shall pay to the Landlord \$200.00 on or before June 15, 2026.
- The Tenants shall pay to the Landlord \$2,000.00 on or before July 1, 2026.
- The Tenants shall pay to the Landlord \$400.00 on or before July 15, 2026.
- The Tenants shall pay to the Landlord \$2,000.00 on or before August 1, 2026.
- The Tenants shall pay to the Landlord 2,000.00 on or before August 15, 2026.
- The Tenants shall pay to the Landlord \$1,421.00 on or before September 1, 2026.

5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through September 2026, or until the arrears and costs are paid in full.

6. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 27, 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.

