



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

File Number: LTB-L-007444-26-SA

In the matter of: 1210, 200 WOOLNER AVE
YORK ON M6N1Y4

Between: WOOLNER HOLDINGS INC. Landlord

And

HOYTE PATRICK Tenant

WOOLNER HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict HOYTE PATRICK (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 August 14, 2025 with respect to application LTB-L-041697-25.

The Landlord's application was resolved by order LTB-L-007444-26, issued on February 23, 2026, This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007444-26.

The motion was scheduled to be heard on March 26, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenants' motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Maryam Cooper to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Aneesa Persadee and Tenant were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord's Legal representative consents to the Tenants' motion to set aside order LTB-L-007444-26.
2. The lawful rent in April and May is \$1,250.00.

It is ordered that:

1. The motion to set aside Order LTB-L-007444-26, issued on February 23, 2026, is granted.
2. Order LTB-L-007444-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 14, 2025, with respect to LTB-L-041697-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,414.89 for arrears of rent up to March 31, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$114.89 on or before March 30, 2026,
 - b) \$700.00 on or before April 29, 2026,
 - c) \$1,600.00 on or before May 29, 2026.
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 Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord 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 pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 31, 2026

Date Issued

Maryam Cooper

Hearings Officer, 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.

