



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

File Number: LTB-L-013685-26-SA

In the matter of: 303, 2740 JANE ST
NORTH YORK ON M3L2N3

Between: 2740 Jane Investment Ltd Landlord

And

Angelita Singh Tenant

2740 Jane Investment Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Angelita Singh (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application LTB-L-004707-25.

The Landlord's application was resolved by order LTB-L-013685-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-013685-26.

This motion was heard by videoconference on March 30, 2026. The Landlord's representative Sabrina Marchionne, and the Tenant represented by Monica Starova, attended the hearing.

The Landlord consents to the Tenant's motion to set aside and to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-013685-26, issued on February 17, 2026, is granted.
2. Order LTB-L-013685-26, issued on February 17, 2026, is set aside and cannot be enforced.
3. Order LTB-L-004707-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through July 2026.
5. In the event the Tenant fails 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 Tenant, for an Order terminating the

tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

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.