



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

File Number: LTB-L-013964-26-SA

In the matter of: 7, 460 HENRIETTA ST
GANANOQUE ON K7G1X7

Between: 1000579989 Ontario Inc. Landlord

and

Troy Abrams Tenant

1000579989 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Troy Abrams (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 22, 2025 with respect to application LTB-L-024352-25-AM.

The Landlord's application was resolved by order LTB-L-013964-26, 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-013964-26.

This motion was scheduled to be heard by videoconference on March 30, 2026. Instead, the Landlord's Legal Representative Shasta Pearson and the Tenant, who had consulted with Tenant Duty Counsel, participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the motion.

The parties agreed that:

1. The Landlord consents to the motion.
2. The Landlord is holding a last month's rent deposit. It will be applied to June 2026.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-013964-26, issued on February 23, 2026, is granted.
2. Order LTB-L-013964-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 22, 2025, with respect to LTB-L-024352-25-AM is cancelled and replaced with the following:
4. The Tenant shall pay the lawful monthly rent for April 2026 and May 2026 in full and on time.

5. If the Tenant fails to make any one of the payments in accordance with paragraph 4, then 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.
6. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

March 31, 2026

Date Issued

Lindsay Phomin

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.