



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

File Number: LTB-L-005831-26-SA

In the matter of: 2, 81 GOSFORD BLVD
NORTH YORK ON M3N2G9

Between: GOSFORD PROPERTY MANAGEMENT INC. Landlord

And

KRYSTAL ASHMAN Tenant
VALENTINE WRAY

GOSFORD PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict KRYSTAL ASHMAN and VALENTINE WRAY (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 order issued by the LTB on May 9, 2025 with respect to application LTB-L-006119-25.

The Landlord's application was resolved by order LTB-L-005831-26, 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-005831-26.

This motion was heard by videoconference on March 31, 2026.

The Landlord's representative Luisa Goncalves and the Tenant Krystal Ashman on behalf of both Tenants attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-005831-26, issued on February 23, 2026, is granted.
2. Order LTB-L-005831-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on May 9, 2025 with respect to LTB-L-006119-25 is cancelled and replaced with the following order:

1. The Tenant shall pay to the Landlord \$6,291.99 for arrears of rent and the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$524.**36** on or before April 20, 2026.
 - \$524.**33** on or before the 20th of each month beginning May 20, 2026 to and including February 20, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from **May 1, 2026, to and including February 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. 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 May 30, 2026.

April 7, 2026
Date Issued

Julie Broderick
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.