



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

**File Number:** LTB-L-013826-26-SA

**In the matter of:** 505, 155 ANTIBES DR  
NORTH YORK ON M2R3G7

**Between:** 155 Antibes Drive Apartments Landlord

**And**

Maria Betty Abilar Tenant  
Maria Daisy Javier  
Trishia C Once

155 Antibes Drive Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Betty Abilar, Maria Daisy Javier and Trishia C Once (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 October 30, 2025 with respect to application LTB-L-072257-25.

The Landlord's application was resolved by order LTB-L-013826-26, 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-013826-26.

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

The Landlord's representative David Ciobotaru and the Tenant Maria Daisy Javier on behalf of all Tenants attended the hearing. The Tenant met with Tenant Duty Counsel prior to 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.**

**The parties agree that:**

1. The lawful monthly rent is \$2,036.86.
2. The arrears as of March 31, 2026 are \$8089.64 including the Landlord's \$186.00 filing fee.

**On consent it is ordered that:**

1. The motion to set aside Order LTB-L-013826-26, issued on February 23, 2026, is granted.

2. Order LTB-L-013826-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on October 30, 2025 with respect to LTB-L-072257-25 is cancelled and replaced with following order:
4. The Tenant shall pay to the Landlord \$8,098.64 for arrears of rent and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
  - \$1,000.00 on or on the 22<sup>nd</sup> day of each month beginning April 22, 2026 to and including October 22, 2026.
  - \$1,098.64 on or before November 22, 2026.
6. April rent will be paid on or before April 7, 2026.
7. 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 November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
8. 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.

**April 8, 2026**  
**Date Issued**

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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.