



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

File Number: LTB-L-014726-26-SA

In the matter of: M103, 93 COE HILL DR
TORONTO ON M6S3E2

Between: Highpark Diplomat Inc Landlord

And

Kelci Leigh Wolter Tenants
Graham Christopher Humphries
Jeannette Gibson

Highpark Diplomat Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kelci Leigh Wolter, Graham Christopher Humphries and Jeannette Gibson (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on September 19, 2025 with respect to application LTB-L-054270-25.

The Landlord's application was resolved by order LTB-L-014726-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-014726-26.

This motion was heard by videoconference on April 2, 2026.

The Landlord's Agent Amandeep Toor and the Tenant Kelci Leigh Wolter attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position. I was also satisfied the Tenant Kelci Leigh Wolter had the authority of the other Tenants to enter into the consent agreement.

Determinations:

1. The parties agreed that Jeannette Gibson is a Tenant of the rental unit and requested that Ms. Gibson be added to this order. The style of cause reflects the addition of Jeannette Gibson.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-014726-26, issued on February 23, 2026, is granted.
2. Order LTB-L-014726-26, issued on February 23, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on September 19, 2025 with respect to LTB-L-054270-25 is cancelled and replaced with the following:
4. Jeannette Gibson is a Tenant of the rental unit.
5. The Tenants shall pay the Landlord \$3,986.00 for arrears of rent up to April 30, 2026 and costs.
6. The Tenants shall pay the amount set out in paragraph 5 of this order in accordance with the following schedule:
 - a) \$500.00 on April 15, 2026.
 - b) \$500.00 on May 15, 2026.
 - c) \$500.00 on June 15, 2026
 - d) \$500.00 on July 15, 2026.
 - e) \$500.00 on August 15, 2026.
 - f) \$500.00 on September 15, 2026.
 - g) \$500.00 on October 15, 2026.
 - h) \$486.00 on November 15, 2026.
7. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting May 1, 2026 and until November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
8. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 8, 2026
Date Issued

John Cashmore
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.