



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

File Number: LTB-L-015649-26-SA

In the matter of: 107, 125 CANON JACKSON DR
YORK ON M6M0C6

Between: DANIELS GATEWAY RENTAL COMMUNITIES Landlord

And

AMELIA ARRINDELL Tenants
DOMINIC POKU-AIDOO

DANIELS GATEWAY RENTAL COMMUNITIES (the 'Landlord') applied for an order to terminate the tenancy and evict AMELIA ARRINDELL and DOMINIC POKU-AIDOO (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 order issued by the LTB on August 20, 2025 with respect to application LTB-L-041115-25.

The Landlord's application was resolved by order LTB-L-015649-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-015649-26.

This motion was heard by videoconference on April 2, 2026. The Landlord's representative Marie Galevski, and the Tenant Amilia Arrindell, represented by Marcus Morgan, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenants owe the Landlord \$17,090.00 in arrears and costs to the end of April 2026.

The Landlord's application was also based on persistently late payment of rent. The Tenants will also be ordered to pay rent in full and on time as set out in this order.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-015649-26, issued on February 27, 2026, is granted.

2. Order LTB-L-015649-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. Order LTB-L-041115-25 is cancelled and replaced with the following:
 - The Tenants shall pay to the Landlord \$17,090.00 as follows:
 - The Tenants shall pay to the Landlord \$10,000.00 on or before April 17, 2026.
 - The Tenants shall pay to the Landlord \$590.00 on or before the 20th day of each consecutive month commencing May 2026 and continuing through March 2027.
 - The Tenants shall pay to the Landlord \$600.00 on or before April 20, 2027.
4. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through October 2027.
5. In the event the Tenants fail 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 Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 10, 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.

