



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

File Number: LTB-L-017153-26-SA

In the matter of: 6-105-3, 3490 SCHMON PKY
THOROLD ON L2V0C4

Between: WCP Lofts 1 LP (DBA Foundry Lofts) Landlord

And

David Ulasika Tenant

WCP Lofts 1 LP (DBA Foundry Lofts) (the 'Landlord') applied for an order to terminate the tenancy and evict David Ulasika (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 28, 2025 with respect to application LTB-L-027716-25.

The Landlord's application was resolved by order LTB-L-017153-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017153-26.

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

The Landlord's Legal Representative Sara Murtadha and the Tenant 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.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-017153-26, issued on March 2, 2026, is granted.
2. Order LTB-L-017153-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 28, 2025 with respect to LTB-L-027716-25 is cancelled and replaced with the following:
4. The Tenant shall pay the lawful monthly rent on time and in full on or before the first day of every month for the period May 1, 2026 to April 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for

an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 14, 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.