



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

File Number: LTB-L-017457-26-SA

In the matter of: 1101, 85 THORNCLIFFE PARK DR
TORONTO ON M4H1L6

Between: Morguard Corporation Landlord

And

Athika Fatima Tenants
Piyush Meherchchandani

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Athika Fatima and Piyush Meherchchandani (the 'Tenants') s because the Tenants did not meet a condition specified in the order issued by the LTB on January 13, 2026 with respect to application LTB-L-091203-25.

The Landlord's application was resolved by order LTB-L-017457-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-017457-26.

This motion was heard by videoconference on April 9, 2026. The Landlord's representative Natalia Abiniakine, and the Tenant Athik Fatima, attended the hearing.

The parties agree the Tenants owe the Landlord \$4,900.00 in arrears and costs to the end of April 2026. As a condition of relief from eviction the Tenants are to pay the Landlord the full amount on or before April 30, 2026 as well as the additional conditions set out in this order.

The Landlord consents to the Tenant's motion to set aside.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-017457-26, issued on March 2, 2026, is granted.
2. Order LTB-L-017457-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-091203-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$4,900.00 on or before April 30, 2026.

5. The Tenants shall pay to the Landlord May rent on or before May 15, 2026.
6. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing June 2026 and continuing through May 2027.
7. 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 16, 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.