



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

**File Number:** LTB-L-016216-26-SA

**In the matter of:** 34 HILLVIEW RD N  
ST CATHARINES ON L2S1S6

**Between:** Amitabh Gupta Landlords  
Riya Gupta  
Meena Gupta

**And**

Helen Barry Tenants  
Frederick Barry

Amitabh Gupta, Riya Gupta and Meena Gupta (the 'Landlords') applied for an order to terminate the tenancy and evict Helen Barry and Frederick Barry (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 June 9, 2025 with respect to application LTB-L-018091-25.

The Landlords' application was resolved by order LTB-L-016216-26, 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-016216-26.

This motion was heard by videoconference on April 9, 2026. The Landlord Amitabh Gupta, represented by Adam Hamdani, and the Tenant Helen Barry, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. The parties agree the Tenants owe the Landlord \$8,130.90 in arrears and costs to the end of April 2026.

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-016216-26, issued on February 27, 2026, is granted.
2. Order LTB-L-016216-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. Order LTB-L-018091-25 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord \$8,130.90 as follows:

- The Tenants shall pay to the Landlord \$500.00 on or before April 24, 2026.
- The Tenants shall pay to the Landlord \$7,630.90 on or before May 21, 2026.

5. The Tenants shall also pay to the Landlord May rent on or before May 1, 2026.

6. In the event the Tenants fail to make the above said payments in full and on time, 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 15, 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.