



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

File Number: LTB-L-084110-25-SA

In the matter of: 3, 787 King St E
Oshawa ON L1H1H1

Between: Giuseppe Chimienti Landlord

And

Nicole Campbell Magvas Tenant

Giuseppe Chimienti (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Campbell Magvas (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on August 26, 2025 with respect to application LTB-L-060854-25.

The Landlord's application was resolved by order LTB-L-084110-25, issued on October 14, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-084110-25.

This motion was heard by videoconference on April 9, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The Parties agree that:

1. The Tenant will pay to the Landlord \$1,537.00 for the April 2026 rent on or by April 9, 2026.
2. The Tenant will pay to the Landlord arrears of \$650.00 on or by April 20, 2026.
3. The Tenant will pay to the Landlord an additional \$500.00 towards the rent arrears on or by April 20, 2026. The last month's rent deposit shall be applied to May of 2026.
4. The motion is denied, and the stay will be lifted on May 31, 2026, with enforcement available as of June 1, 2026.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-084110-25, issued on October 14, 2025, is denied.
2. The stay of order LTB-L-084110-25 is lifted May 31, 2026.

April 17, 2026

Date Issued

Terri van Huisstede

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.