



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

Date: 2026-04-14

File Number: LTB-L-077463-25-SA

In the matter of: 808, 33 KING ST
YORK ON M9N3R7

Between: MPCT DIF DAM Residence at Weston LP Landlord

And

Davion Reid Tenant
Ron Arlette

MPCT DIF DAM Residence at Weston LP (the 'Landlord') applied for an order to terminate the tenancy and evict Davion Reid and Ron Arlette (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 order issued by the LTB on November 19, 2024 with respect to application LTB-L-061924-23.

The Landlord's application was resolved by order LTB-L-077463-25, issued on September 23, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-077463-25.

This motion was heard by videoconference on November 5, 2025. The Landlord's Legal Representative, Natasha Mizzi, and the Tenant, supported by Alan Martucci, attended the hearing.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-077463-25, issued on September 23, 2025, is granted.
2. Order LTB-L-077463-25, issued on September 23, 2025, is set aside and cannot be enforced.
3. The previous order issued on November 19, 2024 with respect to LTB-L-061924-23 is cancelled and replaced with the following terms:
 1. The Tenant shall pay to the Landlord \$14,477.32 for arrears of rent and costs owing to November 30, 2025.

2. The Tenant shall pay the Landlord the amount in paragraph 1 on the following schedule:

Payment Due on or Before	Amount	Balance (Descending)
Balance		\$ 14,477.32
November 5, 2025	\$ 2,000.00	\$ 12,477.32
December 15, 2025	\$ 2,000.00	\$ 10,477.32
January 15, 2026	\$ 2,000.00	\$ 8,477.32
February 15, 2026	\$ 2,000.00	\$ 6,477.32
March 15, 2026	\$ 2,000.00	\$ 4,477.32
April 15, 2026	\$ 2,000.00	\$ 2,477.32
May 15, 2026	\$ 2,000.00	\$ 477.32
June 15, 2026	\$477.32	\$ -

3. The Tenant shall also pay to the Landlord the lawful monthly rent for the month of November 2025 on or before November 15, 2025.
4. The Tenant shall also pay the ongoing lawful monthly rent to the Landlord on time and in full as it comes due and owing for the period December 1, 2025, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to comply with the conditions set out in paragraph 1, 2, and 3 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

 Jane Dean
 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.