



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

File Number: LTB-L-016423-26-SA

In the matter of: 208, 1555 SOUTH PARADE CRT
MISSISSAUGA ON L5M0T8

Between: Victoria Park Management Landlord

and

Michelle Bridgett Byron Tenant

Victoria Park Management (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Bridgett Byron (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 March 31, 2025 with respect to application LTB-L-097980-24.

The Landlord's application was resolved by order LTB-L-016423-26, 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-016423-26. This motion was scheduled to be heard by videoconference on April 9, 2026. Instead, the Tenant, the Landlord's Agent Adiba Zaman and the Landlord's Legal Representative Patrick Langille engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the motion.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-016423-26, issued on March 2, 2026, is granted.
2. Order LTB-L-016423-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The consent order issued on parties on March 31, 2025 with respect to LTB-L-097980-24 is amended as follows:
4. The Tenant shall pay to the Landlord \$5,017.00 for arrears of rent and costs up to April 30, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 as follows:
 - \$4,022.00 on or before April 30, 2026
 - \$337.00 on or before the 20th day of each month for 2 months beginning May 1 2026 up to and including June 2026.

- \$327.00 on or before July 20, 2026
- 6. The Tenant shall pay the lawful monthly rent for May 2026 on or before May 10, 2026.
- 7. The Tenant shall also pay to the Landlord the lawful monthly rent in full and on time for June 2026 and July 2026 or until the arrears are paid in full, whichever date is soonest.
- 8. If the Tenant fails to make any one of the payments in accordance with paragraphs 4, 5, 6 or 7 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 14, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.