



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

File Number: LTB-L-017386-26-SA

In the matter of: 902, 2008 PHARMACY AVE
SCARBOROUGH ON M1T3P7

Between: Toronto Seniors Housing Corporation Landlord

And

Edward Sek-Ming Or Tenant

Toronto Seniors Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Edward Sek-Ming Or (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 24, 2025 with respect to application LTB-L-100582-24.

The Landlord's application was resolved by order LTB-L-017386-26, issued on March 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017386-26.

This motion was heard by videoconference on April 13, 2026.

The Landlord's Legal Representative Adam Fraccaro, the Tenant and the Tenant's Legal Representative Tiffany Woo attended the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. The parties agreed to set aside the Landlord's application, and amend LTB-L-100582-24, to be extended from April 13, 2026, to April 12, 2027.

It is ordered that:

1. The motion to set aside Order LTB-L-017386-26, issued on March 3, 2026, is granted.
2. The previous order issued on March 24, 2025, with respect to LTB-L-100582-24 is amended as follows:

- a) Paragraph #2 is amended to reflect the new timeframe, starting April 13, 2026, until April 12, 2027.

April 14, 2026
Date Issued

Jagger Benham
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.