



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

File Number: LTB-L-017166-26-SA

In the matter of: 103, 85 BLOOR ST W
OSHAWA ON L1J6G8

Between: 2855101 Ontario Inc.

Landlord

And

Lisa Grace Strutt
Raymond Boivin

Tenants

2855101 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Grace Strutt and Raymond Boivin (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 February 3, 2026 with respect to application LTB-L-084044-25.

The Landlord's application was resolved by order LTB-L-017166-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-017166-26.

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

The Landlord's Legal Representative Anome Mehrabian and the Tenants attended the hearing.

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

Determinations:

1. On consent, the parties agreed to set aside the Landlord's application for eviction, and to amend order LTB-L-084044-25 to reflect a new payment plan.

It is ordered that:

1. The motion to set aside Order LTB-L-017166-26, issued on March 2, 2026, is granted.
2. Order LTB-L-017166-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 2, 2026, with respect to LTB-L-084044-25 is amended as follows:

4. The Tenants shall pay to the Landlord \$7,726.00 for arrears of rent up to April 30, 2026, and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the 1st of each month, starting May 1, 2026, until July 1, 2027;
 - b) \$226.00 on or before August 1, 2027.
6. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting May 1, 2026, to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 15, 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.