



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

File Number: LTB-L-018725-26-SA

In the matter of: 4, 43 TWENTY SECOND ST
ETOBICOKE ON M8V3M2

Between: Ontario Ltd 2333795 Landlord

And

Sean Persaud Tenant

Ontario Ltd 2333795 (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Persaud (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 2, 2025 with respect to application LTB-L-023461-25.

The Landlord's application was resolved by order LTB-L-018725-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018725-26.

This motion was heard by videoconference on April 15, 2026. The Landlord's representative Guiseppe Rizzuto and the Tenant, attended the hearing.

The parties agree that the stay will be lifted on June 1, 2026 and that this order also involves issues related to the Landlord's application LTB-L-002715-26.

The Tenant has not paid rent for February, March and April 2026. The unpaid rent is compensation for the N13 the Landlord served on the Tenant related to LTB-L-002715-26.

The last month rent deposit will be applied to rent for May 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-018725-26, issued on March 6, 2026, is denied.

2. The stay of order LTB-L-018725-26 is lifted on June 1, 2026.
3. Order LTB-L-018725-26 is unchanged.

April 22, 2026

Date Issued

Greg Joy

Vice Chair, 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.