



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

File Number: LTB-L-018969-26-SA

In the matter of: 8, 70 FIFTEENTH ST
ETOBICOKE ON M8V3J6

Between: Fifteenth Apartments Ltd. Landlord

And

Erika Yearwood Tenant

Fifteenth Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Yearwood (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 February 4, 2026 with respect to application LTB-L-094765-25.

The Landlord's application was resolved by order LTB-L-018969-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018969-26.

This motion was heard by videoconference on April 9, 2026.

The Landlord's legal representative, Elizabeta Povargo, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-018969-26, issued on March 9, 2026, is granted.
2. Order LTB-L-018969-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 4, 2026 with respect to LTB-L-094765-25 is amended as follows:
4. The Tenant shall pay to the Landlord **\$1,136.80** for arrears of rent up to **April 30, 2026** and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 1. \$250.00 on or by April 15, 2026;
 2. \$250.00 on or by May 15, 2026;
 3. \$250.00 on or by June 15, 2026; and
 4. \$386.80 on or by July 15, 2026.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or by the first day of each corresponding month for the period of May 1, 2026 to July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails 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 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 17, 2026
Date Issued

Terri van Huisstede
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.