



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

File Number: LTB-L-012405-26-SA

In the matter of: 1214 REXTON DR
Oshawa ON L1L0T4

Between: Desai Tapan Virendra
Dhara Tapan Desai Landlords

And

Uchenna I Udobi
Deanian Itesha Gayle Tenants

Desai Tapan Virendra and Dhara Tapan Desai (the 'Landlords') applied for an order to terminate the tenancy and evict Uchenna I Udobi and Deanian Itesha Gayle (the 'Tenants') 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 January 7, 2026 with respect to application LTB-L-086045-25.

The Landlord's application was resolved by order LTB-L-012405-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-012405-26.

This motion was heard by videoconference on April 14, 2026.

The Landlord's legal representative Umang Piyush Dwivedi, the Landlord, and the Tenant Deanian Itesha Gayle attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-012405-26, issued on February 17, 2026, is granted.
2. Order LTB-L-012405-26, issued on February 17, 2026, is set aside and cannot be enforced.
3. The order issued on consent on January 7, 2026, with respect to LTB-L-086045-25 is amended as follows:

4. The Tenants owe arrears of rent up to April 30, 2026, in the amount of \$7,882.00 to be paid as follows:
- a. Commencing April 15, 2026, and on the 15th day of each month thereafter up to and including December 15, 2026, the Tenants shall pay to the Landlords \$800.00.
 - b. The Tenants' final payment of \$682.00 is due on or before January 15, 2027.
 - c. The Tenants shall also pay to the Landlords the new rent in full by the 1st day of each month for the period commencing May 1, 2026, up to and including January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
 - d. If the Tenants fail to make any 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 Landlords pursuant to this order shall become immediately due and owing and the Landlords 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 22, 2026
Date Issued

Kyle McGraw
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.