



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

File Number: LTB-L-019033-26-SA

In the matter of: 304, 100 UNITY RD
TORONTO ON M4J5B2

Between: Widworthy Charitable Foundation Landlord

And

HOWARD HINKS Tenant

Widworthy Charitable Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict HOWARD HINKS (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 20, 2026 with respect to application LTB-L-098149-25.

The Landlord's application was resolved by order LTB-L-019033-26, 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-019033-26.

This motion was heard by videoconference on April 15, 2026. The Landlord's representative Eric Steiman, and the Tenant represented by Sarah Yearwood, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenant owes the Landlord \$1,072.00 in arrears and costs to the end of April 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-019033-26, issued on March 6, 2026, is granted.
2. Order LTB-L-019033-26, issued on March 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-098149-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$1,072.00 on or before April 22, 2026.

5. Should the Tenant fail to pay to the Landlord \$1,072.00 on or before April 22, 2026, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 23, 2026.
6. If the unit is not vacated on or before April 23, 2026, then starting April 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 24, 2026.

April 21, 2026

Date Issued

Greg Joy

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.