



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

File Number: LTB-L-017711-26-SA

In the matter of: 1104, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS PROPERTY MANAGEMENT Landlord

And

Barbara Bautista Tenant

RPMS PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Barbara Bautista (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 January 8, 2026 with respect to application LTB-L-084508-25.

The Landlord's application was resolved by order LTB-L-017711-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017711-26.

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

The Landlord's legal representative Jason Paine and the Tenant attended the hearing. The Tenant's daughter Valeria Bautista provided Spanish interpreter services for the Tenant.

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-017711-26, issued on March 2, 2026, is granted.
2. Order LTB-L-017711-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 8, 2026, with respect to LTB-L-084508-25 is amended as follows:
4. The Tenant owes arrears of rent up to April 30, 2026, in the amount of \$2,306.66 to be paid as follows:

- a. On or before May 20, 2026, the Tenant shall pay to the Landlord \$500.00.
- b. On or before June 20, 2026, the Tenant shall pay to the Landlord \$1,806.66.
- c. The Tenant 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 June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
- d. If the Tenant fails 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 Tenant to the Landlord pursuant to 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 20, 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.