



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

File Number: LTB-L-010683-26-SA

In the matter of: PH1-14, 125 BRONTE RD
OAKVILLE ON L6L0H1

Between: Bronte Village LTD Partnership

Landlord

And

Chris Swidzinsky

Tenant

Bronte Village LTD Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Swidzinsky (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 October 29, 2025 with respect to application LTB-L-064895-25.

The Landlord's application was resolved by order LTB-L-010683-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010683-26.

This motion was heard by videoconference on March 17, 2026. The Landlord's representative Sophia Enriquez, and the Tenant, attended the hearing.

Determinations:

1. The amount the Tenant owes the Landlord has been reduced from \$17,203.82 when the Landlord filed the L4 application to \$13,443.82.
2. The Tenant testified that he was going through a separation and that the tariffs imposed by the U.S. caused some sales to be pulled and this impacted the commissions he had expected to receive. The Tenant also testified that he has received a raise at work and is now making \$120,000.00 annually as well as commissions. The Tenant has shown good faith by making rent and arrears payments since the L4 was filed and proposed a repayment plan that will pay \$2,000.00 every month to the Landlord as well as rent on time.
3. The first payment toward arrears of rent the Tenant proposed is due two days after this hearing. The Tenant was advised to make the payment as it would be included in this order if relief from eviction was to be granted.

4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-010683-26.

It is ordered that:

1. The motion to set aside Order LTB-L-010683-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010683-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-064895-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$13,443.82 as follows:
 - The Tenant shall pay to the Landlord \$2,000.00 on or before April 17, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before May 15, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before June 12, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before July 10, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before August 7, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before September 4, 2026.
 - The Tenant shall pay to the Landlord \$1,443.82 on or before October 2, 2026.
5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through October 2026, or until the arrears and costs are paid in full.
6. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

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.