



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

File Number: LTB-L-025799-26-SA

In the matter of: 1015, 585 PROUDFOOT LANE
LONDON ON N6H4R6

Between: OLD OAK PROPERTIES INC Landlord

And

Kayla Noonan Tenant

OLD OAK PROPERTIES INC (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Noonan (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 mediated settlement signed by the parties on March 18, 2026 with respect to application LTB-L-001302-26.

The Landlord's application was resolved by order LTB-L-025799-26, issued on March 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025799-26.

This motion was heard by videoconference on April 20, 2026. The Landlord's representative Ayden Pearson, and the Tenant, who met with Duty Counsel, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenant owes the Landlord \$2,279.95 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-025799-26, issued on March 24, 2026, is granted.
2. Order LTB-L-025799-26, issued on March 24, 2026, is set aside and cannot be enforced.
3. Order LTB-L-011302-26 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,279.95 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord \$1,000.00, which the Tenant testified was paid by the rent portal on the day of this hearing, on or before April 24, 2026.

- The Tenant shall pay to the Landlord May rent on or before May 1, 2026.
 - The Tenant shall pay to the Landlord \$700.00 on or before May 8, 2026.
 - The Tenant shall pay to the Landlord June rent on or before June 1, 2026.
 - The Tenant shall pay to the Landlord \$579.95 on or before June 15, 2026.
5. 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 24, 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.

