



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

File Number: LTB-L-022145-26-SA

In the matter of: 304, 235 GREY ST
LONDON ON N6B3R1

Between: M. F. ARNSBY PROPERTY MANAGEMENT Landlord

And

Guilio Ditommaso Tenant

M. F. ARNSBY PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Guilio Ditommaso (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 March 3, 2026 with respect to application LTB-L-096794-25.

The Landlord's application was resolved by order LTB-L-022145-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022145-26.

This motion was heard by videoconference on April 21, 2026.

The Landlord's representative Gail Kukor Lang and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

Determinations

1. The parties agree the Tenant has paid all outstanding arrears, all additional rent and costs up to March 31, 2025. The previous order LTB-L-096794-25 has been satisfied.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-022145-26, issued on March 16, 2026, is granted. The order is set aside and cannot be enforced.

April 22, 2026
Date Issued

Julie Broderick
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.