



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

File Number: LTB-L-016927-26-SA

In the matter of: B2, 157 Tyndall
Toronto ON M6K2G1

Between: Ken Li Landlord

And

James Trevor W Jones Tenant
Barbara Taylor

Ken Li (the 'Landlord') applied for an order to terminate the tenancy and evict James Trevor W Jones and Barbara Taylor (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 January 5, 2026 with respect to application LTB-L-085781-25.

The Landlord's application was resolved by order LTB-L-016927-26, 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-016927-26.

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

The Landlord's representative Kimberley Ellsworth and the Tenant's agent Tracey Yu, articling student with the Parkdale Community Legal Clinic, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the Tenant as advised by the Tenant's agent, and the Landlord, understood the consequences of their joint submissions.

The parties agree that:

1. This consent is an effort by the Landlord to accommodate the Tenant, and this is the third consent in the interests of accommodation that the Landlord has entered into with the Tenant.

It is ordered that:

2. The motion to set aside order LTB-L-016927-26, issued on March 2, 2026, is granted.

3. Order LTB-L-016927-26, issued on March 2, 2026, is set aside and cannot be enforced.
4. The mediated settlement signed by the parties on January 5, 2026 with respect to LTB-L-085781-25 is amended by deleting all the terms and replacing them with the following:
5. The Tenant shall pay to the Landlord \$10,538.25 for arrears of rent and the application filing fee.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$100.00 on or before the 1st of each month beginning June 1, 2026 to and including January 1, 2035.
 - \$38.25 on or before February 1, 2035.
7. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from May 1, 2026 to and including October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
8. Landlord agrees to notify the Parkdale Community Legal Services at lt@parkdalelegal.org
9. If the Tenant fails to make any one 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 paragraph 4 of 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 23, 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.