



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

File Number: LTB-L-019735-26-SA

In the matter of: 107, 510 MAPLE AVE
BURLINGTON ON L7S1M5

Between: Maple Avenue Properties Ltd

Landlord

And

SHERRY BOXALL
EMILY BOXALL
MATTHEW SQUIRES

Tenants

Maple Avenue Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict SHERRY BOXALL, EMILY BOXALL and MATTHEW SQUIRES (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 5, 2026 with respect to application LTB-L-095717-25.

The Landlord's application was resolved by order LTB-L-019735-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-019735-26.

This motion was heard by videoconference on April 15, 2026. The Landlord's representative Eric Steiman, and the Tenant Emily Boxall, attended the hearing.

Determinations:

1. At the hearing, the Landlord's representative requested time for a post hearing submission regarding a \$5,000.00 payment to the Landlord which was to be made by April 17, 2026.
2. As of April 23, 2026, the Landlord's representative has not provided a submission. The Tenant provided a copy of a \$5,000.00 money order made out to the Landlord. Based on this evidence, I find the Tenant has complied with the conditions agreed to at the hearing.
3. The Tenants owed the Landlord \$9,530.31 in arrears and costs to the end of April 2026. The \$5,000.00 reduced this amount to \$4,530.31.

4. At the hearing the parties agreed that if the Tenants paid the Landlord \$5,000.00, the balance would be paid by making instalments thorough February 2027 as set out in this order.

It is ordered that:

1. The motion to set aside Order LTB-L-019735-26, issued on March 9, 2026, is granted.
2. Order LTB-L-019735-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-095717-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$4,530.31 as follows:
 - The Tenants shall pay to the Landlord \$450.00 on or before the 5th day of each consecutive month commencing May 2026 and continuing through January 2027.
 - The Tenants shall pay to the Landlord \$480.31 on or before February 5, 2027.
5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through February 2027, or until the arrears and costs are paid in full.
6. In the event the Tenants fail 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 Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 29, 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.

