



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

File Number: LTB-L-016834-26-SA

In the matter of: 1514, 35 FOUNTAINHEAD RD
TORONTO ON M3J2V7

Between: Ranee Management Landlord

And

Maretha Liverpool Tenant

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Maretha Liverpool (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 September 17, 2025 with respect to application LTB-L-048666-25.

The Landlord's L4 application was resolved by order LTB-L-016834-26, 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-016834-26.

This motion was scheduled to be heard by videoconference on April 8, 2026.

The Landlord's Representative, Jamuna Bhatnagar, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on September 17, 2025 with respect to L1 application LTB-L-048666-25.
2. After considering all of the circumstances, including; the issues raised in seeking discretionary relief from the eviction, that it would not be unfair to do so, and that the

Landlord did not object to the motion, I granted the set aside of order LTB-L-016834-26 on behalf of the Board and the file advanced to a rehearing of the original application.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-016834-26, issued on March 2, 2026, is granted.
2. Order LTB-L-016834-26, issued on March 2, 2026, is set aside and cannot be enforced; and further, the Landlord's L4 application is hereby dismissed.
3. The previous order issued on September 17, 2025 with respect to the Landlord's L1 application LTB-L-048666-25 is amended as follows:
4. The Tenant shall pay to the Landlord \$9,288.75 for arrears of rent up to April 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - i) \$600.00 by May 20, 2026;
 - ii) \$600.00 per month, for 14 consecutive months, by the 20th day of each month, from June 20, 2026 to July 20, 2027; and
 - iii) \$288.75 by August 20, 2027.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, from May 1, 2026 to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent in 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 28, 2026
Date Issued

Janice Campbell
Hearings Officer, 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.