



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

File Number: LTB-L-017060-26-SA

In the matter of: Main Level, 108 PENNYHILL DR
SCARBOROUGH ON M1B4K7

Between: Pulendran Markandu Landlord

And

Gezane Szendrei Tenants
Farkas Richardne

Pulendran Markandu (the 'Landlord') applied for an order to terminate the tenancy and evict Gezane Szendrei and Farkas Richardne (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 13, 2026 with respect to application LTB-L-100170-25.

The Landlord's L4 application was resolved by order LTB-L-017060-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-017060-26.

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

The Landlord's Representative, Tom Thiru, and the Tenants participated in mediation 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 Tenants failed to meet a condition specified in the order issued by the LTB on February 13, 2026 with respect to application LTB-L-100170-25.
2. After considering all of the circumstances, including, the issues raised in seeking discretionary relief from the eviction, additional information and updates provided by the

Tenants, that it would not be unfair to do so, and that the Landlord did not object to the motion; I denied the set aside of order LTB-L-017060-26 on behalf of the Board and the file did not advance to a rehearing of the original application.

3. The stay of order LTB-L-017060-26 is lifted on April 13, 2026 as the Tenants have since moved out of the unit, will ensure the removal of all remaining items ASAP, and will provide the Landlord with vacant possession of the unit by no later than April 13, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-017060-26, issued on March 2, 2026, is denied.
2. The stay of order LTB-L-017060-26 is lifted on April 13, 2026.
3. Order LTB-L-017060-26 is unchanged and in effect.

May 1, 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.