



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

File Number: LTB-L-022345-26-SA

In the matter of: 215, 27 PAXTONIA BLVD
NORTH YORK ON M3K1V9

Between: Akelius Canada Ltd Landlord

And

Salman Cocelli Tenants
Noreen Cocelli

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Salman Cocelli and Noreen Cocelli (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on May 20, 2025 with respect to application LTB-L-022103-25-SA.

The Landlord's application was resolved by order LTB-L-022345-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-022345-26.

This motion was heard by videoconference on April 28, 2026. The Landlord's representative David Ciobotaru, and the Tenants, represented by Akshat Darbari, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-022345-26, issued on March 16, 2026, is granted.
2. Order LTB-L-022345-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. Order LTB-L-022103-25-SA is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through April 2027.
5. In the event the Tenants fail to make the above said payments in full and on time, 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, 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.