



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-019027-26-SA

In the matter of: 407, 294 CHANDLER DR
KITCHENER ON N2E2K1

Between: Greenwin Corp. Landlord

And

Trevor Roberts Tenants
Shirley Digasparro

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Trevor Roberts and Shirley Digasparro (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 12, 2026, with respect to application LTB-L-105097-25.

The Board issued an *ex parte* order LTB-L-019027-26 on March 9, 2026.

The Tenants filed a set aside motion on March 17, 2026.

A hearing was held by videoconference on April 30, 2026 to consider the set aside motion.

The Landlord's Agent Jinal Patel and the Tenant Trevor Roberts attended the hearing.

The Tenant spoke with Duty Counsel prior to the hearing.

The Tenant advised that they had requested services in French in error. They requested to proceed in English only and that an English order only was required.

Determinations:

1. The Landlord consented to the set aside hearing.
2. The parties agreed to a new payment plan as set out below.

On consent it is ordered that:

1. The motion to set aside order LTB-L-019027-26 issued on March 9, 2026, is granted.
2. The prior order LTB-L-105097-25 is amended as follows.
3. The Tenants owe the Landlord \$12,134.74 for rent and arrears for the period ending May 31, 2026.
4. The Tenants shall have 30 days from the date of this order to pay the arrears owing set out in paragraph 3.
5. The Tenant shall pay the lawful rent for June 1, 2026, in full and on time.
6. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 and 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 3 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 May 31, 2026.

May 6, 2026
Date Issued

Robert Patchett

Vice Chair, 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.