



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

File Number: LTB-L-081947-25-SA

In the matter of: 27, 711 DUNDAS ST W
WHITBY ON L1N2N3

Between: Centurion Property Associates Inc Landlord

And

Joshua Glover Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Glover (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 17, 2025 with respect to application LTB-L-066339-24.

The Landlord's application was resolved by order LTB-L-081947-25, issued on October 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-081947-25.

This motion was heard by videoconference on April 30, 2026. The Landlord's representative Rober Rose, and the Tenant, attended the hearing.

The Landlord consents to the Tenant's 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-081947-25, issued on October 8, 2025, is granted.
2. Order LTB-L-081947-25, issued on October 8, 2025, is set aside and cannot be enforced.
3. Order LTB-L-066339-24 is cancelled and replaced with the following:
4. The Tenant 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 Tenant fails 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 Tenant, for an Order terminating the tenancy and evicting the

Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 7, 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.