



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

File Number: LTB-L-021742-26-SA

In the matter of: 3, 185 SYMONS STREET
TORONTO ON M8V1V1

Between: Janna Askerova Landlord

And

JUSTIN GRECO Tenant

Janna Askerova (the 'Landlord') applied for an order to terminate the tenancy and evict JUSTIN GRECO (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 February 18, 2026 with respect to application LTB-L-100555-25.

The Landlord's application was resolved by order LTB-L-021742-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021742-26.

This motion was heard by videoconference on April 30, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. Page four of the Landlord's L4 application shows that the Tenant owed the Landlord \$3,186.00 when the application was filed on March 10, 2026. At this hearing the Landlord testified that the Tenant did pay April rent, which is \$700.00, but that the Tenant continues to owe \$3,186.00. The Landlord could not explain how the amount owing at the time of the L4 application could be the same at the end of April as it was in March when the application was filed.
2. Based on the Landlord's application and testimony, I find that order LTB-L-021742-26 may have an error and should be set aside.

It is ordered that:

1. The motion to set aside Order LTB-L-021742-26, issued on March 16, 2026, is granted.
2. Order LTB-L-021742-26, issued on March 16, 2026, is set aside and cannot be enforced.

May 4, 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.