



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

File Number: LTB-L-001231-26-SA

In the matter of: 221, 1455 WILSON AVE
NORTH YORK ON M3M1H4

Between: 1827075 ONTARIO LIMITED Landlord

And

MURTAN L CUNNINGHAM Tenant

1827075 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict MURTAN L CUNNINGHAM (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 February 13, 2025 with respect to application LTB-L-063387-24.

The Landlord's application was resolved by order LTB-L-001231-26, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001231-26.

This motion was heard by videoconference on April 29, 2026.

The Landlord's legal representative Elizaveta Povargo, the Tenant's legal representative Noland Merrick, and the Tenant attended the hearing. At the hearing, the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-001231-26, issued on January 12, 2026, is granted.
2. Order LTB-L-001231-26, issued on January 12, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 13, 2025 with respect to LTB-L-063387-24 is cancelled and replaced as follows:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay the Landlord the lawful monthly rent on time and in full beginning May 1, 2026 up to (and including) October 1, 2026.

6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 4, 2026
Date Issued

Brett Lockwood
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.