



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

File Number: LTB-L-021957-26-SA

In the matter of: 2903, 44 CHARLES ST W
TORONTO ON M4Y1R7

Between: Manulife General Account Real Estate Limited Partnership Landlord

And

Matthew Wong Tenant

Manulife General Account Real Estate Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Wong (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 June 16, 2025 with respect to application LTB-L-021961-25.

The Landlord's application was resolved by order LTB-L-021957-26, 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-021957-26.

This motion was heard by videoconference on May 4, 2026. The Landlord's representative Preston Haynes, and the Tenant, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, it was determined that the Tenant owed the Landlord \$49,970.62 in arrears and costs to the end of June 2025. The Tenant consented to an order requiring rent to be paid on time as well as \$4,997.06 on or before the 20th day of each month.
2. The monthly rent is \$2,176.42 and the amount the Tenant owes has increased to \$66,167.56. The arrears of rent are now more than 30 months of unpaid rent.
3. I find that it would be unfair to set aside order LTB-L-021957-26.

It is ordered that:

1. The motion to set aside Order LTB-L-021957-26, issued on March 16, 2026, is denied.

2. The stay of order LTB-L-021957-26 is lifted immediately
3. Order LTB-L-021957-26 is unchanged.

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.