



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

File Number: LTB-L-021463-26-SA

In the matter of: 1610, 390 QUEENS QUAY W
TORONTO ON M5V3A6

Between: COAL HARBOUR PROPERTIES LLP Landlord

And

YASH GULATI Tenant

COAL HARBOUR PROPERTIES LLP (the 'Landlord') applied for an order to terminate the tenancy and evict YASH GULATI (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 6, 2026 with respect to application LTB-L-096516-25-SA.

The Landlord's application was resolved by order LTB-L-021463-26, issued on March 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021463-26.

This motion was heard by videoconference on May 4, 2026. The Landlord's representative Nicole Ruby, 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-021463-26, issued on March 13, 2026, is granted.
2. Order LTB-L-021463-26, issued on March 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-069516-25-SA 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 June 2026 and continuing through May 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 der, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 12, 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.