



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

File Number: LTB-L-020081-26-SA

In the matter of: 1103, 8 Nahani Way
Mississauga ON L5T2G3

Between: Padmany Luthra Grover Landlord
Pankaj Grover

And

Carlene Davis Tenant

Padmany Luthra Grover and Pankaj Grover (the 'Landlord') applied for an order to terminate the tenancy and evict Carlene Davis (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 mediated settlement signed by the parties on November 18, 2025 with respect to application LTB-L-075443-25.

The Landlord's application was resolved by order LTB-L-020081-26, 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-020081-26.

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

The Landlords and the Tenant attended the hearing.

Determinations:

There was a breach of the previous mediated settlement

1. The Tenant does not dispute that they failed to meet a condition specified in the mediated settlement signed by the parties on November 18, 2025 with respect to application LTB-L-075443-25. Specifically, the Tenant admits they did not make an arrears payment on February 28, 2026 nor pay the monthly rent due March 1, 2026.

The surrounding circumstances

2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-020081-26. The Tenant admits that they rental unit is unaffordable as they have lost income. The Tenant's position is that "they have help coming" but could not commit to any payment plan moving forward.
3. I do not find the Tenant's circumstances reason to grant the motion, especially considering their inability to commit on making payments moving forward. Furthermore, the Tenant continued to breach the order after the stay was issued.
4. The stay of order LTB-L-020081-26 is lifted immediately. Based on the evidence of the parties, I do not find any reason to delay the lifting of the stay. The Tenant's continued breach of the order after the stay was granted is further evidence that the stay should be lifted immediately as any delay would be prejudicial to the Landlord.

It is ordered that:

1. The motion to set aside Order LTB-L-020081-26, issued on March 16, 2026, is denied.
2. The stay of order LTB-L-020081-26 is lifted immediately.
3. Order LTB-L-020081-26 is unchanged.

May 5, 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.

