



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

File Number: LTB-L-022711-26-SA

In the matter of: 815, 395 RATHBURN RD E
MISSISSAUGA ON L4Z1H5

Between: Peel Housing Corp. O/A peel Living Landlord

And

Juliette Dias Tenants
Elvis Simmons

Peel Housing Corp. O/A peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Juliette Dias and Elvis Simmons (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 24, 2025, with respect to application LTB-L-056655-25.

The Landlord's application was resolved by order LTB-L-022711-26, issued on March 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-022711-26.

This motion was heard by videoconference on May 5, 2026.

The Landlord's agent Eshan Bellana and the Tenant Juliette Dias attended the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. The parties agreed that the total arrears and costs owing to May 31, 2026, is \$6,880.66. The Tenant advised the Landlord that she had made a \$450.00 on May 1, 2026, which had been reflected in the Landlord's account as of the date of the hearing.
2. The parties agreed to amend LTB-L-056655-25 to reflect a new payment plan whereby the Tenants agree to pay to the Landlord \$500.00 on the 20th of each month, starting May 20, 2026, until April 20, 2027, with a final payment of \$430.66 to be made on or before May 20, 2027.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-022711-26.

It is ordered that:

1. The motion to set aside Order LTB-L-022711-26, issued on March 17, 2026, is granted.
2. The previous order issued on September 24, 2025, with respect to LTB-L-056655-25 is amended as follows:
3. The Tenants shall pay to the Landlord **\$6,430.66** for arrears of rent up to May 31, 2026, and costs.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
May 20, 2026	\$500.00
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00
January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$500.00
May 20, 2027	\$430.66

5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.

6. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 11, 2026
Date Issued

Jagger Benham
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.