



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

File Number: LTB-L-022428-26-SA

In the matter of: 103, 93 SILVER SPRINGS BLVD
SCARBOROUGH ON M1V1R1

Between: MetCap Living Management Inc. Landlord

And

Mark Anthony Dellava Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Anthony Dellava (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 February 13, 2026 with respect to application LTB-L-096769-25.

The Landlord's application was resolved by order LTB-L-022428-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022428-26.

This motion was heard by videoconference on May 6, 2026. The Landlord's representative Halima Channiwala attended the hearing.

The Landlord consents to the Tenant's motion to set aside as all amounts owing to the end of March had been paid in full.

It is ordered that:

1. The motion to set aside Order LTB-L-022428-26, issued on March 23, 2026, is granted.
2. Order LTB-L-022428-26, issued on March 23, 2026, is set aside and cannot be enforced.

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.