



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

File Number: LTB-L-015604-26-SA

In the matter of: 89 RED CEDAR WAY
NORTH YORK ON M3N2H2

Between: N.H.D. DEVELOPMENTS LIMITED Landlord

And

PASCHALINE ELODI Tenant

N.H.D. DEVELOPMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict PASCHALINE ELODI (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 on February 3, 2026, with respect to application LTB-L-095116-25.

The Landlord's application was resolved by order LTB-L-015604-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015604-26.

This motion was heard by videoconference on April 8, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Nicole Ruby, the Tenant's Legal Representative, Hanson Sone and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-015604-26, issued on February 24, 2026, is granted.
2. Order LTB-L-015604-26, issued on February 24, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 3, 2026, with respect to **LTB-L-095116-25** is amended as follows:

- a. The Tenant shall pay to the Landlord \$1,565.71, which represents the arrears of rent (\$1,379.71) plus the filing fee (\$186.00) for the period ending January 31, 2026. The Tenant shall pay to the Landlord the amount set out as follows:

AMOUNT DUE	DUE DATE
\$500.00	On or before February 18, 2026
\$500.00	On or before March 18, 2026
<u>\$565.71</u>	On or before April 18, 2026

4. In addition to the payments noted in paragraph 3 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting February 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 3 of this order are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Residential Tenancies Act, 2006, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after January 31, 2026.

May 12, 2026
Date Issued

 Roxanne Theriault
 Hearings Officer, 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.