



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

File Number: LTB-L-024755-26-SA

In the matter of: 805, 4 HANOVER RD
BRAMPTON ON L6S4J1

Between: Interrent Holdings Manager LP

Landlord

And

Efe Edebiri

Tenant

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Efe Edebiri (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 September 2, 2025 with respect to application LTB-L-045071-25.

The Landlord's application was resolved by order LTB-L-024755-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-024755-26.

This motion was heard by videoconference on May 13, 2026. The Landlord's representative Daniel Abraham, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$7,034.34 in arrears and costs to the end of August 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay the Landlord \$586.19 on or before the 15th day of each month, as well as rent on time.
2. The Tenant was making the required payments until he had a car accident. This is an eight-year tenancy and the Tenant wants to pay the arrears. The Tenant testified that he made a payment of \$4,070.00 the day before the hearing.
3. The Landlord agreed to a new repayment plan but wanted the Tenant to pay the arrears over a six-month period. The Tenant requested a longer plan to ensure he could make the payments.
4. The amount the Tenant owes is \$8,913.91. This amount does not include a credit for the \$4,070.00.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-024755-26.
6. The following order grants relief from eviction with the conditions set out below.

It is ordered that:

1. The motion to set aside Order LTB-L-024755-26, issued on March 30, 2026, is granted.
2. Order LTB-L-024755-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. Order LTB-L-045071-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$8,913.91 as follows:
 - The Tenant shall pay to the Landlord \$4,070.00 on or before May 22, 2026, (which is the payment the Tenant testified he made and provides time for the payment to clear).
 - The Tenant shall pay to the Landlord \$550.00 on or before the 15th day of each consecutive month commencing June 2026 and continuing through January 2027.
 - The Tenant shall pay to the Landlord \$443.91 on or before February 15, 2027.
5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing June 2026 and continuing through February 2027, or until the arrears and costs are paid in full.
6. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. 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 and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 20, 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.

