



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

File Number: LTB-L-020792-26-SA

In the matter of: 1005, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS Property Management Services Inc Landlord

And

John Joseph Mampilly Tenant

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict John Joseph Mampilly (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 March 27, 2025 with respect to application LTB-L-091588-24.

The Landlord's application was resolved by order LTB-L-020792-26, issued on March 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020792-26.

This motion was heard by videoconference on May 11, 2026.

The Landlord's legal representative, Jason Paine, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Landlord consents to the motion to set aside order LTB-L-020792-26.
2. The amount owing by the Tenant to the Landlord for arrears to May 31, 2026 and costs is \$3,322.86.

On consent It is ordered that:

1. The motion to set aside Order LTB-L-020792-26, issued on March 10, 2026, is granted.
2. Order LTB-L-020792-26, issued on March 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 27, 2025 with respect to LTB-L-091588-24 is amended as follows:
 1. The Tenant shall pay to the Landlord \$3,322.86 which represents the arrears of rent and costs outstanding for the period ending May 31, 2026.
 2. The Landlord's application for eviction is denied on the condition that the Tenant makes the following payments:
 1. \$2,000.00 on May 15, 2026
 2. \$660.00 on June 20, 2026
 3. \$662.86 on July 20, 2026
 4. The Tenant shall also pay the rent as it comes due in full and on time by the first of the month for June and July 2026.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered. The Landlord must make this application within 30 days of a breach of a condition set out in paragraph 2 of this order.

May 20, 2026
Date Issued

Dawn Carr
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.