



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

File Number: LTB-L-021309-26-SA

In the matter of: G001, 2777 KIPLING AVE
ETOBICOKE ON M9V4M2

Between: Q RES V OPERATING LP Landlord

And

ELIZABETH EHIMWENMA OTOIBHI Tenant

Q RES V OPERATING LP (the 'Landlord') applied for an order to terminate the tenancy and evict ELIZABETH EHIMWENMA OTOIBHI (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 mediated settlement signed by the parties on November 28, 2025 with respect to application LTB-L-072560-25.

The Landlord's application was resolved by order LTB-L-021309-26, issued on March 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021309-26.

This motion was heard by videoconference on May 12, 2026.

The Landlord's Agent, Jacob Murchison, the Landlord's Representative, Sabrina Marchionne, the Tenant's Representative, Farida Salim, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-021309-26, issued on March 13, 2026, is granted.
2. Order LTB-L-021309-26, issued on March 13, 2026, is set aside and cannot be enforced.
3. The consent order issued November 28, 2025, with respect to LTB-L-072560-25 is amended and replaced as follows:
4. Prior to the hearing, the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the filing fee.

5. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

May 15, 2026

Date Issued

Nicole Pedron

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.