



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

File Number: LTB-L-025350-26-SA

In the matter of: 402, 170 CHALKFARM DR
TORONTO ON M3L2H9

Between: GREENBOARD HOLDINGS LTD

Landlord

And

JAMELLA ONICA CAESAR

Tenant

GREENBOARD HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict JAMELLA ONICA CAESAR (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 16, 2024 with respect to application LTB-L-013802-24.

The Landlord's application was resolved by order LTB-L-025350-26, 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-025350-26.

This motion was heard by videoconference on May 13, 2026. The Landlord's representative Geoff Paine, and the Tenant represented by Ricardo Colonnese, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-025350-26, issued on March 30, 2026, is granted.
2. Order LTB-L-025350-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. Order LTB-L-013802-24 is cancelled and replaced with the following:
4. The Tenant shall not allow or invite the Tenant's son Richard Jamel Morgride into the residential complex.
5. The Tenant, or a guest of the Tenant, shall not smoke in the rental unit or on the residential complex for the duration of the tenancy.

6. In the event the Tenant fails to comply with the conditions set out above, 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 15, 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.