



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

File Number: LTB-L-027899-26-SA

In the matter of: 1014, 15 MARTHA EATON WAY
NORTH YORK ON M6M5B5

Between: 6965083 CANADA INC. C/O Landlord
BENTALLGREENOAK (CANADA) LP

And

ANTHONY BROWN Tenant

6965083 CANADA INC. C/O BENTALLGREENOAK (CANADA) LP (the 'Landlord') applied for an order to terminate the tenancy and evict ANTHONY BROWN (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 November 13, 2025 with respect to application LTB-L-065778-25.

The Landlord's application was resolved by order LTB-L-027899-26, issued on April 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027899-26.

This motion was heard by videoconference on May 13, 2026. The Landlord's representative Emily Barbati, and the Tenant's wife Janice Brown, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$18,458.66 in arrears and costs to the end of October 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay rent on time as well as \$1,000.00 on or before the 20th of November and December, and then \$2,000.00 on or before the 20th of each month until the arrears were paid in full.
2. The Tenant was making the payments until his wife had hand surgery and was off work.
3. The Tenant has resided in the rental unit since 2016 and the amount the Tenant owes has been reduced to \$12,012.22. The Tenant has had a stroke and has a brain tumor. The Tenant and his wife's income shows that he can afford to resume the repayment plan and has demonstrated that the Tenant intends to pay the Landlord.

4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-027899-26. This order reflects the proposed payments the Tenant intends to make to pay the arrears.

It is ordered that:

1. The motion to set aside Order LTB-L-027899-26, issued on April 2, 2026, is granted.
2. Order LTB-L-027899-26, issued on April 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-065778-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$12,012.22 as follows:
 - The Tenant shall pay to the Landlord \$1,000.00 on or before May 25, 2026.
 - The Tenant shall pay to the Landlord \$2,000.00 on or before the 20th day of each consecutive month commencing June 2026 and continuing through October 2026.
 - Tenant shall pay to the Landlord \$1,012.22 on or before November 2026.
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 November 2026, 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 22, 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.

