



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

File Number: LTB-L-028100-26-SA

In the matter of: 0803, 90 TYNDALL AVE
TORONTO ON M6K2E6

Between: Rane Management Landlord

And

Darren James Perera Tenant

Rane Management (the 'Landlord') applied for an order to terminate the tenancy and evict Darren James Perera (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 January 13, 2026 with respect to application LTB-L-082204-25.

The Landlord's application was resolved by order LTB-L-028100-26, 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-028100-26.

This motion was heard by videoconference on May 20, 2026.

Only the Tenant attended the hearing.

The Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. Prior to the hearing the Landlord submitted a request to discontinue the underlying application LTB-L-082204-25.
2. Based on the uncontested evidence of the Tenant, I find that the total amount of arrears has been paid in full as of April 30, 2026.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-028100-26.

It is ordered that:

1. The motion to set aside Order LTB-L-028100-26, issued on April 2, 2026, is granted.
2. Order LTB-L-028100-26, issued on April 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 13, 2026 with respect to LTB-L-082204-25 is cancelled and replaced as follows.
4. The L1 application is discontinued as the Tenant has paid to the Landlord all arrears and the filing fee up to April 30, 2026.

May 22, 2026
Date Issued

Brett Lockwood
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.