



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

File Number: LTB-L-030435-26-SA

In the matter of: 1, 81 EAGEN DR
KITCHENER ON N2M5C7

Between: 81 EAGEN DRIVE HOLDINGS INC. Landlord

And

ADAM WUNDER Tenant

81 EAGEN DRIVE HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ADAM WUNDER because the Tenant did not meet a condition specified in the order issued by the LTB on August 26, 2025 with respect to application LTB-L-023354-25.

The Landlord's application was resolved by order LTB-L-030435-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030435-26. This motion was heard by videoconference on May 25, 2026. The Landlord's Legal Representative, Angie Gravelle, and the Tenant attended the hearing.

On consent, it is ordered:

1. The motion to set aside Order LTB-L-030435-26, issued on April 13, 2026, is granted.
2. Order LTB-L-030435-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. Paragraph 2 of the previous order issued on August 26, 2025 with respect to LTB-L-023354-25 is amended as follows:

“2. The Tenant shall pay the Landlord monthly rent owing on or before the first day of each month commencing June 1, 2026 and continuing thereafter until and including May 1, 2027.”

4. The remaining terms of Order LTB-L-023354-25, being paragraphs 1, 3, 4 and 5, shall remain unchanged and in force.

May 27, 2026
Date Issued

Curtis Smith
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.