



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

File Number: LTB-L-016971-26-SA

In the matter of: 4, 2315 KIPLING AVE
ETOBICOKE ON M9W4L7

Between: Lucy Pacelli Landlord

And

Karen Jansen Tenant

Lucy Pacelli (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Jansen (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application .

The Landlord's application was resolved by order LTB-L-016971-26, issued on March 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016971-26.

Mediation was held on May 26, 2026. The following parties participated in the mediation: The the Landlord Lucy Pacelli, the Tenant's representative, Yodit Edemariam, and the Tenant Karen Jansen.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The current rent is \$1,092.83 per month as of May 1, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-016971-26, issued on April 16, 2026, is granted.
2. Order LTB-L-016971-26, issued on March 3, 2026, is set aside and cannot be enforced.
3. Order LTB-L-096880-24 is cancelled and replaced with the following:

4. On or before May 31, 2026, the Tenant shall pay to the Landlord \$748.21. This amount represents \$415.21 for arrears of rent up to May 31, 2026, and \$333.00 for non-refundable sheriff fees that were incurred by the Landlord.
5. If the Tenant fails to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

June 1, 2026
Date Issued

Ryan Gacnik
Hearings Officer, 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.