



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

File Number: LTB-L-027014-26-SA

In the matter of: 1007, 95 HAVENBROOK BLVD
NORTH YORK ON M2J1A9

Between: Beaux Properties Management Company Landlord

And

Nellie Burns Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Nellie Burns (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 28, 2025 with respect to application LTB-L-084190-25-SA.

The Landlord's application was resolved by order LTB-L-027014-26, issued on November 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027014-26.

This motion was heard by videoconference on May 26, 2026.

The Landlord's legal representative Athena Metaxas and the Tenant attended the hearing.

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

It is ordered on consent that:

1. The motion to set aside Order LTB-L-027014-26, issued on November 28, 2025, is denied.
2. The stay of order LTB-L-027014-26 is lifted immediately.
3. Order LTB-L-027014-26 is unchanged.

June 2, 2026
Date Issued

Kyle McGraw
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.