



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

File Number: LTB-L-030535-26-SA

In the matter of: 608, 1450 SHEPPARD AVE W
NORTH YORK ON M3M2X1

Between: Blackstar 1450 Sheppard Limited Landlord
Partnership

And

Carla Sappleton Tenant

Blackstar 1450 Sheppard Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Carla Sappleton (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 August 29, 2025 with respect to application LTB-L-041330-25-SA.

The Landlord's application was resolved by order LTB-L-030535-26, 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-030535-26.

This motion was heard by videoconference on May 27, 2026.

The parties in attendance at the hearing were, the Landlord's representative Sara Ginman, the Tenant's representative J. Ricardo Colonnese and the Tenant..

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The parties agree that the rent arrears owing to May 31, 2026 are \$121.88.
2. The parties agree that the Tenant made the payment of \$121.88 to the Landlord but that payment has not been cleared by the Landlord yet.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-030535-26, issued on April 13, 2026, is granted.

2. Order LTB-L-030535-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 29, 2025 with respect to LTB-L-041330-25-SA is cancelling and replacing with the following voidable order.
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 1. \$121.88 if the payment is made on or before May 31, 2026.
 2. \$2,029.64 if the payment is made on or before June 14, 2026.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 15, 2026.**
8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation the Landlord is entitled to by \$1,904.25. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$62.72 per day for compensation for the use of the unit starting June 15, 2026 until the date the Tenant moves out of the unit.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
10. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 15, 2026.

June 3, 2026
Date Issued

Julie Broderick
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 25, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To April 30, 2026	\$122.88
Plus the amount of rent owing June 1, 2026	\$1907.76
Total the Tenant must pay to continue the tenancy	\$2,029.64

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$122.88
Less the amount of the last month's rent deposit	- \$1,727.79
Less the amount of the interest on the last month's rent deposit	- \$298.34
Total amount owing to the Landlord	\$(1,903.25)
Plus daily compensation owing for each day of occupation starting May 28, 2026	\$62.72 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	