



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

File Number: LTB-L-031335-26-SA

In the matter of: 2, 2 CLEMENT RD
ETOBICOKE ON M9R1Y6

Between: Hi Lo Investments Ltd. Landlord

And

Owen Smith Tenant

Hi Lo Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Owen Smith (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 17, 2025 with respect to application LTB-L-010346-25.

The Landlord's application was resolved by order LTB-L-031335-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031335-26.

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

The Landlord's legal representative Sara Ginman 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.

The Parties Agree:

1. The lawful monthly rent is due on the first day of each month.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-031335-26, issued on April 14, 2026, is granted.
2. Order LTB-L-031335-26, issued on April 14, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 17, 2025, with respect to LTB-L-010346-25 is amended as follows:

4. Commencing on June 1, 2026, and on the first day of each month thereafter up to and including October 1, 2026, the Tenant shall pay their lawful monthly rent as it comes due.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 3, 2026
Date Issued

Kyle McGraw
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.