



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

File Number: LTB-L-029699-26-SA

In the matter of: 5, 31 HOMEWOOD AVE
TORONTO ON M4Y2J7

Between: JEANNIE ZHANG

Landlord

And

JHON ALEJANDRO TROPIANO CANTOR

Tenant

JEANNIE ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict JHON ALEJANDRO TROPIANO CANTOR (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 22, 2026 with respect to application LTB-L-101737-25-SA.

The Landlord's application was resolved by order LTB-L-029699-26, 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-029699-26.

This motion was heard by videoconference on May 28, 2026. The Landlord and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant was ordered to pay rent on or before the 1st day of each month for twelve months from February 2026 through January 2027.
2. The Landlord alleges the Tenant paid April rent on April 2nd. The parties agree the Tenant made all other rent payments on time.
3. The Tenant testified that he was having a mental breakdown causing distress and that he sent the month late on the evening of April 1st, but that it was not deposited until the next day.
4. The Landlord points to a previous order that the Tenant breached with the same conditions. The Landlord also claims that the payment of rent one day late causes financial hardship.

5. After considering all of the circumstances, including the fact that the money may have been sent on April 1st and that the hardship of an eviction exceeds the financial hardship of receiving the rent on the 2nd with all other payments being made on time, I find that it would not be unfair to set aside order LTB-L-029699-26.

It is ordered that:

1. The motion to set aside Order LTB-L-029699-26, issued on April 14, 2026, is granted.
2. Order LTB-L-029699-26, issued on April 14, 2026, is set aside and cannot be enforced.

June 5, 2026

Date Issued

Greg Joy

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.