



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

File Number: LTB-L-015539-26-SA

In the matter of: 1002, 66 BROADWAY AVE
TORONTO ON M4P1T6

Between: Beaux Properties Management Company Landlord

And

Trisha Benjamin Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Trisha Benjamin (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 June 4, 2025 with respect to application LTB-L-023476-25-SA.

The Landlord's application was resolved by order LTB-L-015539-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015539-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's Agent Athena Metaxas and the Tenant Trisha Benjamin attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-015539-26, issued on February 24, 2026, is granted.
2. Order LTB-L-015539-26, issued on February 24, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 4, 2025, with respect to LTB-L-023476-25-SA is amended as follows.
4. On or before May 1, 2026, the Tenant shall pay to the Landlord \$4,098.48 for arrears of rent up to April 30, 2026, and the lawful rent for the rental period of May 2026.

5. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraph 4 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

June 5, 2026
Date Issued

Kyle Anderson
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.