



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

File Number: LTB-L-014756-26-SA

In the matter of: 410, 85 SILVER SPRINGS BLVD
SCARBOROUGH ON M1V1W3

Between: IMH Pool XV LP Landlord

And

Julia Merced Hilao Tenant
Monique Hilao
Ramon Hilao

IMH Pool XV LP (the 'Landlord') applied for an order to terminate the tenancy and evict Julia Merced Hilao, Monique Hilao and Ramon Hilao (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 18, 2025 with respect to application LTB-L-062274-25-RV.

The Landlord's application was resolved by order LTB-L-014756-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-014756-26.

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

Only the Tenant Monique Hilao attended the hearing.

As of 9:56 am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

There was a breach of the previous order/mediated settlement

1. The Tenant failed to meet a condition specified in the order issued by the LTB on November 18, 2025, with respect to application LTB-L-062274-25-RV. The Tenant acknowledged that a payment due on February 15, 2026 was made late, on February 22, 2026.

The surrounding circumstances

2. I find that it would be unfair not to set aside order LTB-L-014756-26. The uncontested evidence of the Tenant was that the delay in payment was due to financial hardship and a delay in receiving an international funds transfer. The Tenant testified that all arrears, including the February and March 2026 payments required under the prior order, have now been paid in full. The Landlord did not attend the hearing to dispute this evidence. I am satisfied on a balance of probabilities that all amounts owing under the prior order have been paid and that the breach was limited to a payment that was seven days late.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-014756-26.

It is ordered that:

1. The motion to set aside Order LTB-L-014756-26, issued on February 23, 2026, is granted.
2. Order LTB-L-014756-26, issued on February 23, 2026, is set aside and cannot be enforced.

June 3, 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.