



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

File Number: LTB-L-033876-26-SA

In the matter of: 407, 114 VAUGHAN RD
YORK ON M6C2M1

Between: Joslyn Milton
Brandon Booth
Landlords

And

Philipp Welsch
Andrea Legarde
Tenants

Joslyn Milton and Brandon Booth (the 'Landlords') applied for an order to terminate the tenancy and evict Philipp Welsch and Andrea Legarde (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on March 27, 2026 with respect to application LTB-L-005659-26.

The Landlords' application was resolved by order LTB-L-033876-26, issued on April 21, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-033876-26.

This motion was heard by videoconference on June 2, 2026. The Landlord's and the Tenant Philipp Welsch, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, at mediation held on March 25, 2026, the Tenants agreed they owed to \$7,836.00 in arrears and costs to the end of March. The Tenants agreed to pay the Landlord \$7,836.00 on or before April 15, 2026.
2. The Tenants failed to make the payment and have made no payments to the Landlord since December 2025.
3. The Tenant testified that no payments have been made to an issue with the television and internet.
4. The Tenants no owe the Landlord \$15,486.00 in arrears and costs to the end of June 2026.

5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-033876-26.

It is ordered that:

1. The motion to set aside Order LTB-L-033876-26, issued on April 21, 2026, is denied.
2. The stay of order LTB-L-033876-26 is lifted immediately.
3. Order LTB-L-033876-26 is unchanged.

June 3, 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.