



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

File Number: LTB-L-032459-26-SA

In the matter of: 610, 22 CLOSE AVE
TORONTO ON M6K 2V4

Between: Amelin Property Management Landlord

and

JEAN MARC LANTEIGNE Tenant

Amelin Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict JEAN MARC LANTEIGNE (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 December 18, 2025 with respect to application LTB-L-079257-25.

The Landlord's application was resolved by order LTB-L-032459-26 issued on April 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032459-26.

This motion was scheduled to be heard by videoconference on June 1, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Michael Holzberg and the Tenant participated in the mediation. The Tenant received legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord consents to the Tenant's motion to set aside order LTB-L-032459-26.
- 2) The current rent is \$1,878.36. It is due on the 1st day of each month. Rent is scheduled to increase on July 1, 2026.
- 3) The Landlord has filed an Above Guideline Rent Increase application with the LTB that has not yet been approved by an order and this new amount of rent was included on the Notice of Rent Increase. The Tenant is choosing to pay the regular guideline increased amount of rent, not the Above Guideline Rent amount.
- 4) The Tenant paid \$1,878.36 to the Landlord today. The Landlord is waiting for this amount to clear the Landlord's account, but this amount has been deducted from the amount of arrears owed by the Tenant.
- 5) The rent arrears owing to June 30, 2026 are \$1,682.00.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-032459-26 issued on April 17, 2026 is granted.
2. Order LTB-L-032459-26 issued on April 17, 2026 is set aside and cannot be enforced.
3. The previous order issued on December 18, 2025 with respect to LTB-L-079257-25 is cancelled and replaced with this order on consent.
4. The Tenant shall pay to the Landlord \$1,868.00. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 15, 2026	\$373.60
July 15, 2026	\$373.60
August 15, 2026	\$373.60
September 15, 2026	\$373.60
October 15, 2026	\$373.60

6. The Tenant shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to October 1, 2026, or until the arrears have been paid in full, whichever date is earliest.

7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing 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 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.
8. This order on consent is in full and final settlement of this application.

June 5, 2026
Date Issued

Denise Hannivan
Hearings Officer, 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.