



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

File Number: LTB-L-033176-26-SA

In the matter of: 3401, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS Property Management Services Inc. Landlord

And

SASHERA SHAND Tenant

RPMS Property Management Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict SASHERA SHAND (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 July 23, 2025, with respect to application LTB-L-027997-25.

The Landlord's application was resolved by order LTB-L-033176-26, issued on April 20, 2026. This order was issued without a hearing being held. The Tenant filed a motion to set aside order LTB-L-033176-26.

This motion was heard by videoconference on June 3, 2026. The Landlord's Legal Representative, E. Mongia and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. The Tenant claims that she paid the monthly rent for June 2026 on June 1, 2026.
2. The Landlord is yet to confirm the payment. Once confirmed, that amount will be deducted from the outstanding arrears.
3. The total amount outstanding to June 30, 2026, is \$4,067.82.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-033176-26, issued on April 20, 2026, is granted. The order cannot be enforced by the Landlord.

2. The previous order issued on July 23, 2025, with respect to LTB-L-027997-25 is cancelled and replaced by this order.
3. The Tenant shall pay to the Landlord \$4,067.82, which represents the arrears of rent and costs outstanding for the period ending June 30, 2026.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
On or before June 30, 2026	\$4,067.82 (costs and arrears)

5. If the Tenant fails to make any of the payments in accordance with paragraph 4, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
 - (b) The balance owing under paragraph 3 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 10, 2026
Date Issued

Jitewa Edu
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.