



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

File Number: LTB-L-103750-25-SA

In the matter of: 1199U, 1199 LANSDOWNE AVE
TORONTO ON M6H3Z7

Between: SKPM Rents 5 Landlord

And

Dimitra Kolovos Tenant

SKPM Rents 5 (the 'Landlord') applied for an order to terminate the tenancy and evict Dimitra Kolovos (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application .

The Landlord's application was resolved by order LTB-L-103750-25, issued on February 27, 2026.

The Tenant filed a motion to set aside order LTB-L-103750-25 on April 16, 2026.

This motion was mediated by videoconference on May 26, 2026.

The motion was scheduled to be heard by video conference on May 26, 2026. Before the start of the hearing, the Landlord's Representative, Sylwia McArthur and the Tenant Dimitra Kolovos advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts

1. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.

2. Before the Tenant filed this motion, the Tenant paid to the Landlord the amount that represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to February 28, 2026, all NSF and related administration fees the Landlord incurred for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.
3. The Tenant has reimbursed the Landlord for the enforcement costs the Landlord incurred on April 1, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-103750-25, issued on February 27, 2026, is granted.
2. Order LTB-L-103750-25, issued on February 27, 2026, is set aside and cannot be enforced.

June 12, 2026
Date Issued

Sarah Harriman
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.