



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

File Number: LTB-L-027886-26-SA

In the matter of: 309, 1 CORONATION BLVD
LIVELY ON P3Y0A5

Between: Ceming Investments Inc. Landlord

And

Kayla Burrell-Sirrka Tenant

Ceming Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Burrell-Sirrka (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 March 13, 2026 with respect to application LTB-L-001039-26.

The Landlord's application was resolved by order LTB-L-027886-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027886-26.

This motion was heard by videoconference on June 8, 2026.

The Landlord's agent Sherri German, the Tenant's legal representative Nathan Boivin, and the Tenant attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-027886-26, issued on April 7, 2026, is granted.
2. Order LTB-L-027886-26, issued on April 7, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 13, 2026, with respect to LTB-L-001039-26 is amended as follows:
4. The Tenant owes arrears of rent and costs of \$10,915.50 up to June 30, 2026, to be paid as follows:
 1. On or before June 12, 2026, the Tenant shall pay to the Landlord \$2,800.00.
 2. Commencing on July 21, 2026, and on the 21st day of each month thereafter up to and including July 21, 2027, the Tenant shall pay to the Landlord \$600.00.

3. The Tenant's final payment of \$315.50 is due on or before August 21, 2027.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period commencing July 1, 2026, up to and including August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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**.

June 10, 2026

Date Issued

Kyle McGraw

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.