



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

File Number: LTB-L-019505-26-SA

In the matter of: 604, 1305 WILSON AVE
TORONTO ON M3M1J2

Between: Biddington Property Management Corporation Landlord

And

Sonia Smith Tenant

Biddington Property Management Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sonia Smith (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 2, 2026 with respect to application LTB-L-104972-25.

The Landlord's application was resolved by order LTB-L-019505-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019505-26.

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

The Landlord's legal representative Jason Paine, and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-019505-26, issued on March 9, 2026, is granted.
2. Order LTB-L-019505-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 2, 2026, with respect to LTB-L-104972-25 is amended as follows:
4. Commencing on July 1, 2026, up to and including June 1, 2027, the Tenant shall pay their lawful monthly rent in full and on time, on or before the first day of each month.

5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 17, 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.