



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

File Number: LTB-L-023249-26-SA

In the matter of: 309, 15 LESLIE ST
BRAMPTON ON L6X2J3

Between: Poplar Plains Investments Limited Landlord

And

Camille Cooke
Thomas Mclaughlin
Tristan Cooke Tenants

Poplar Plains Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Camille Cooke, Thomas Mclaughlin and Tristan Cooke (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 17, 2026 with respect to application LTB-L-093583-25.

The Landlord's application was resolved by order LTB-L-023249-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-023249-26.

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

The Landlord's legal representative Nicole Ruby and the Tenant Camille Cooke 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-023249-26, issued on March 23, 2026, is granted.
2. Order LTB-L-023249-26, issued on March 23, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 17, 2026, with respect to LTB-L-093583-25 is amended as follows:

4. The Tenants owe arrears of rent, costs, and enforcement fees in the amount of \$5,498.95 to be paid as follows:
 - a. The Tenants shall pay to the Landlord \$5,498.95, on or before June 30, 2026.
 - b. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 12, 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.