



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

File Number: LTB-L-020711-26-SA

In the matter of: 201, 156 KINGSTON RD
TORONTO ON M4L1T1

Between: 156 KINGSTON RESIDENCES CORP. Landlord

And

DAVID IRVINE Tenant

156 KINGSTON RESIDENCES CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID IRVINE (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 November 18, 2025 with respect to application LTB-L-071614-25.

The Landlord's application was resolved by order LTB-L-020711-26, issued on March 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020711-26.

This motion was heard by videoconference on April 21, 2026.

The Landlord's Legal Representative Lily McMillan and the Tenant David Irvine attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-020711-26, issued on March 10, 2026, is granted.
2. Order LTB-L-020711-26, issued on March 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 18, 2025, with respect to LTB-L-071614-25 is amended as follows:
4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.

5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
7. The Tenant shall pay the Landlord \$1,622.78, on or before May 1, 2026. This amount represents the full amount of rent in arrears owing to April 30, 2026, plus filing and previous Sheriff's costs.
8. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Kyle Anderson
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.