



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

File Number: LTB-L-032692-26-SA

In the matter of: 820, 5 HARDING AVE
NORTH YORK ON M6M0A3

Between: Medallion Corporation Landlord

And

Nardos Abraham Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nardos Abraham (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 mediated settlement consented to by the parties and issued on October 10, 2025 with respect to application LTB-L-059129-25.

The Landlord's application was resolved by order LTB-L-032692-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032692-26.

This motion was heard by videoconference on June 10, 2026.

The Landlord's Representative, Lindsay Faria, and the Tenant's Agent, Janet Luong, attended the hearing. The Tenant provided written authorization for Ms. Luong to proceed on her behalf via an email to the Board.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-032692-26, issued on April 20, 2026, is granted.
2. Order LTB-L-032692-26, issued on April 20, 2026, is set aside and cannot be enforced.
3. The mediated settlement consented to by the parties and issued on October 10, 2025, with respect to LTB-L-059129-25 is amended and replaced as follows:
4. Prior to the set-aside hearing, the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending May 31, 2026, and the filing fee.

5. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

June 15, 2026
Date Issued

Nicole Pedron
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.