



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

File Number: LTB-L-035206-26-SA

In the matter of: B4, 418 VANIER DR
KITCHENER ON N2C1K2

Between: Irfan Investments Inc. Landlord

And

Jeremy Armstrong Tenant

Irfan Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Armstrong (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 October 14, 2025 with respect to application LTB-L-064941-25.

The Landlord's application was resolved by order LTB-L-035206-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-035206-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Eric Schroeder.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-035206-26, issued on April 27, 2026, is granted.
2. Order LTB-L-035206-26, issued on April 27, 2026, is set aside and cannot be enforced.
3. Unless the Tenant voids the order the tenancy between the Landlord and the Tenant is terminated for non-payment of rent. The Tenant must move out of the rental unit on or before July 5, 2026.
4. The Tenant shall pay to the Landlord \$1,290.12. This amount represents the rent owing up to the hearing date, less the rent deposit (\$910.00) and interest the Landlord owes on the rent deposit (\$267.34).

5. The Tenant shall also pay to the Landlord \$35.61 per day for compensation for the use of the unit starting June 17, 2026 to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing* on or before July 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before July 5, 2026, then starting July 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 July 6, 2026.
9. **If the Tenant wishes to void this part of the order and continue the tenancy, the Tenant must pay to the Landlords or to the Board in trust:**
 - i) **\$2,966.00 if the payment is made on or before June 30, 2026, or**
 - ii) **\$4,049.00 if the payment is made on or before July 5, 2026**.**

If the Tenant does not make full payment in accordance with this paragraph and by the appropriate deadline, then the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

10. The Tenant may make a motion to the Board under subsection 74(11) of the Act to set aside this order if they pay the amount required under that subsection on or after July 6, 2026 but before the Sheriff gives vacant possession to the Landlords. The Tenant is only entitled to make this motion once during the period of the tenancy agreement with the Landlords.

June 24, 2026
Date Issued

Sonia Anwar-Ali
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.