



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

File Number: LTB-L-031031-26-SA

In the matter of: 398 BURNET DR
COBOURG ON K9A1B3

Between: The Effort Trust Company Landlord

And

Randy Beasley Tenants
Jill Fellion

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Randy Beasley and Jill Fellion (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on July 28, 2025 with respect to application LTB-L-019791-25.

The Landlord's application was resolved by order LTB-L-031031-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-031031-26.

This motion was heard by videoconference on June 18, 2026.

The Landlord's Legal Representative Kimberly Holleran and the Tenant, Randy Beasley attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The motion to set aside Order LTB-L-031031-26, issued on April 17, 2026, is granted.
2. The previous order issued on July 28, 2025, with respect to LTB-L-019791-25 is amended as follows:
3. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the period starting July 1, 2026, to December 1, 2026.
4. If the Tenants fail to make any one of the payments in accordance with this order, 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 22, 2026
Date Issued

Jagger Benham
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.