



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

File Number: LTB-L-031331-26-SA

In the matter of: 18, 11 SEDGELEY DR
ETOBICOKE ON M9R1Z5

Between: HI LO INVESTMENTS Landlord

And

ANDREI MARKIEWICZ Tenants
COLEB ELLIS

Hi Lo Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Andrei Markiewicz and Coleb Ellis (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on June 17, 2025 with respect to application LTB-L-010310-25. (L4 application)

The Landlord's L4 application was resolved by order LTB-L-031331-26, 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-031331-26.

This motion was heard by videoconference on June 9, 2026.

One of the Tenants, Andrei Markiewicz, and the Landlord's Legal Representative, Sara Ginman, attended the hearing. There was no Tenant Duty Counsel available to speak with the Tenant who was present, but he confirmed he was prepared to proceed with the hearing nonetheless. The Tenant, Andrei Markiewicz, also confirmed he represented both tenants at this hearing.

Before me, the parties requested the following order on consent to resolve the Tenants' motion. I was satisfied the parties understood the terms and consequences of their joint submission.

It is ordered that:

1. The motion to set aside Order LTB-L-031331-26, issued on April 17, 2026, is granted.
2. Order LTB-L-031331-26, issued on April 17, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 17, 2025 with respect to LTB-L-010310-25 is replaced with the following conditional order:

4. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
5. Effective July 1, 2026, and up to and including June 1, 2027, the Tenants will pay the full lawful rent when it falls due, on or before the first (1st) day of each month for a period of 12 consecutive months.
6. If the Tenants fail to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants and an order from that application is usually issued without a hearing.

June 29, 2026
Date Issued

Alex Brkic
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.