



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

File Number: LTB-L-032909-26-SA

In the matter of: 2209, 3400 WESTON RD
NORTH YORK ON M9M2W2

Between: Medallion Corporation Landlord

And

Yvette Pascoe Tenant

Medallion Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Yvette Pascoe (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 June 16, 2025 with respect to application LTB-L-014231-25. (L4 application)

The Landlord's L4 application was resolved by order LTB-L-032909-26, 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-032909-26.

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

The Tenant, the Tenant's Legal Representative, Ricardo Colonnese, and the Landlord's Legal Representative, Lindsay Faria, attended the hearing.

Before me, the parties requested the following order on consent to resolve the Tenant's motion. The parties confirmed that the current monthly rent is \$2,116.14, due on the first day of every month. I was satisfied the parties understood the terms and consequences of their joint submission.

There was another matter the Tenant wished to raise during the hearing, but the parties agreed that other matter would be discussed separately between the parties, as it had no bearing on the motion to set aside, the reason for this hearing being held. The parties confirmed they had correct contact particulars for one another.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-032909-26, issued on April 20, 2026, is granted.

2. Order LTB-L-032909-26, issued on April 20, 2026 , is set aside and cannot be enforced.
3. The previous order issued on June 16, 2025 with respect to LTB-L-014231-25 is cancelled and is replaced with the following conditional order:
4. The Landlord's application for eviction of the Tenant is denied on the condition that the Tenant shall pay to the Landlord **\$521.42**, which represents the arrears of rent and the filing fee cost (\$186.00) owing up to and including June 30, 2026.
5. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 4 of this order:

(a) arrears payments:

	On or before date	Payment to be made
i.	June 30, 2026	\$100.00
ii.	July 30, 2026	\$100.00
iii.	August 30, 2026	\$100.00
iv.	September 30, 2026	\$100.00
v.	October 30, 2026	\$121.42

-and –

(b) monthly rent payments: The Tenant shall also pay the Landlord the lawful monthly rents starting on July 1, 2026 and continuing monthly up to and including October 1, 2026 in full, on or before the first (1st) day of each corresponding month.

6. If the Tenant fails to make any of the payments in accordance with paragraph 5 of this order, and by the dates required, then:
 - a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a payment condition set out in paragraph 5 of this order. The section 78 application is made without notice to the Tenant, and usually the LTB issues an order from that application without a hearing.
 - b) The balance owing under this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act. The current rate of interest is 4%.

June 26, 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.