



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

File Number: LTB-L-045355-26-SA

In the matter of: 1508, 103 WEST LODGE AVE
TORONTO ON M6K2T7

Between: Hazelview Property Services Inc. Landlord

And

Mauricio Forbes Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mauricio Forbes (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 January 28, 2026 with respect to application LTB-L-087225-25.

The Landlord's application was resolved by order LTB-L-045355-26, issued on June 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-045355-26.

This motion was heard by videoconference on June 24, 2026.

The Landlord's Legal Representative, Peter Lopez, and the Tenant, attended the hearing.

The parties were in a French language hearing block and that request was made in error. As such, no French order will follow.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The motion to set aside order LTB-L-045355-26, issued on June 2, 2026, is granted.
2. Order LTB-L-045355-26, issued on June 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 28, 2026, with respect to LTB-L-087225-25 is canceled and replaced with this order.
4. The Tenant shall pay to the Landlord \$4,314.15 for arrears of rent up to June 30, 2026.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 1. \$719.02 on or before the 1st day of each consecutive month starting August 1, 2026 up to and including December 1, 2026; and
 2. \$719.05 on or before January 1, 2027.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, up to and including January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 30, 2026
Date Issued

Paula West Oreskovich
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.