



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

File Number: LTB-L-036700-26-SA

In the matter of: 101, 26 UNDERHILL DR
TORONTO ON M3A2J3

Between: Cloisters Don Holdings Inc. Landlord

And

Teddy Tello Tenant
Mpho Tello
Nobekezelo Tello

Cloisters Don Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Teddy Tello, Mpho Tello and Nobekezelo Tello (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 6, 2026, with respect to application LTB-L-003540-26.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The Landlord's application was resolved by order LTB-L-036700-26, issued on May 4, 2026. This order was issued without a hearing being held.

The application was scheduled to be heard by video conference on June 22, 2026. The Landlord was represented by Faith McGregor and the Tenant, Nobekezelo Tello was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The motion to set aside Order LTB-L-036700-26, issued on May 4, 2026, is granted.
- b. Order LTB-L-036700-26 issued on May 4, 2026, is set aside and cannot be enforced. It is replaced with this Consent Order LTB-L-036700-26-SA.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-036700-26, issued on May 4, 2026, is granted.
2. Order LTB-L-036700-26, issued on May 4, 2026, is set aside and cannot be enforced. It is replaced with this Consent Order.
3. The Tenant shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period, of and including, July 1, 2026, to June 1, 2028.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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 Tenant. 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 Tenant.

June 26, 2026
Date Issued

Helen Giannini
Hearings Officer, 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.