



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

File Number: LTB-L-028056-26-SA

In the matter of: 1812, 1240 DONALD ST
GLOUCESTER ON K1J8R7

Between: Enterprise Reit Operating LP Landlord

And

Patrice Bertrand Ekassi Tenant

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Patrice Bertrand Ekassi (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on March 17, 2025 with respect to application LTB-L-102571-24.

The Landlord application was resolved by order LTB-L-028056-26, issued on April 21, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-028056-26.

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

The Landlord's Legal Representative David Ciobotaru, the Landlord's Agent Rose Dagley and the Tenant attended the hearing.

Determinations:

1. At the conclusion of the hearing, the Landlord consented to the set aside motion, and the parties requested an order on consent.
2. The Board granted the request.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-028056-26, issued on April 21, 2026, is granted.
2. The mediated settlement signed by the parties on March 17, 2025, with respect to LTB-L-102571-24 is amended as follows:
 - a. The Landlord now offers the opportunity to pay the lawful rent via an online payment, in addition to the previous methods of payments.
 - b. The Tenant shall pay the lawful rent in full and on time on or before the first day of each month commencing July 1, 2026, until December 30, 2027.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, 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.

June 26, 2026
Date Issued

Robert Patchett
Vice Chair, 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.