



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

File Number: LTB-L-039887-26-SA

In the matter of: 1010N, 1161 HERON RD
OTTAWA ON K1V2S9

Between: Lunen Haus Landlord

And

Eyerinmene Martins Tenants
Samrawit Tesfay

Lunen Haus (the 'Landlord') applied for an order to terminate the tenancy and evict Eyerinmene Martins and Samrawit Tesfay (the 'Tenants') 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 February 26, 2026 with respect to application LTB-L-099258-25.

The Landlord application was resolved by order LTB-L-039887-26, issued on May 26, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-039887-26.

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

The Landlord's Legal Representative Grace George, the Landlord's Agent Teanna Beals and the Tenant Eyerinmene Martins attended the hearing.

Determinations:

1. At the outset 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-039887-26, issued on May 26, 2026, is granted.
2. The previous order issued on February 26, 2026, with respect to LTB-L-099258-25 is amended as follows:
 - a. The total arrears of rent owing including fees as of June 30, 2026, is \$6,479.19.
 - b. The Tenants shall pay on or before the 15th day of each month commencing July 15, 2026, \$500.00 towards arrears of rent, until the arrears are paid in full.
 - c. The Tenants shall pay the lawful monthly rent in full and on time on or before the first day of each month commencing July 1, 2026, until the arrears are paid full.
3. If the Tenants fail to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 18, 2026.

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.