



**Order under Section 77(8)  
Residential Tenancies Act, 2006**

**Citation:** Amiraco Properties Inc. v Striker, 2023 ONLTB 76345

**Date:** 2023-11-24

**File Number:** LTB-L-072269-23-SA

**In the matter of:** 306, 8855 WYANDOTTE ST E  
WINDSOR ON N8S1V1

**Between:** Amiraco Properties Inc. Landlord

**And**

Emma Striker Tenant

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Emma Striker (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the Board on June 8, 2023 with respect to application LTB-L-026538-22.

The Landlord's application was resolved by order LTB-L-072269-23, issued on September 28, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-072269-23.

The motion was heard by videoconference on November 14, 2023. The Landlord's representative Charlette Williams, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

**It is ordered that:**

1. The motion to set aside Order LTB-L-072269-23, issued on September 28, 2023, is granted.
2. Order LTB-L-072269-23, issued on September 28, 2023, is set aside and cannot be enforced.
3. Order LTB-L-026538-22 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing December 2023 and continuing through November 2024.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the

tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**November 24, 2023**



**Date Issued**

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**Greg Joy**  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6 s

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.