



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

**Citation:** Squires Apartments Limited v Brown, 2023 ONLTB 71396

**Date:** 2023-10-27

**File Number:** LTB-L-032740-23-SA

**In the matter of:** 811, 35 WIDDICOMBE HILL  
ETOBICOKE ON M9R1B2

**Between:** Squires Apartments Limited Landlord

**And**

Dane Brown and Renesha Letisha Campbell Tenants

Squires Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Dane Brown and Renesha Letisha Campbell (the 'Tenants').

The Landlord's application was resolved by order LTB-L-032740-23, issued on April 11, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032740-23.

The motion was heard by videoconference on August 29, 2023.

The Tenants attended the hearing. The Landlord was represented at the hearing by David Ciobotaru.

At the hearing the parties consented to the following order:

**It is ordered that:**

1. The motion to set aside Order LTB-L-032740-23, is granted.
2. Order LTB-L-032740-23, is set aside and replaced as follows:
3. The Tenants shall pay to the Landlord \$980.09 which represents the arrears of rent and costs outstanding for the period ending August 31, 2023.
4. The Landlord's application for eviction is denied on the condition Tenant shall pay to the Landlord the amount set out in paragraph 3 on or before September 8, 2023.
5. The Tenants shall pay lawful rent due for September 1, 2023, in full and on time.

6. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing

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and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after August 31, 2023.

**October 27, 2023**

**Date Issued**

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**Bryan Delorenzi**

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.

