



**Apr 15, 2025**

Landlord and Tenant Board

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

**File Number:** LTB-L-002383-25-SA

**In the matter of:** Unit 69, 740 KENNEDY RD  
TORONTO ON M1K2C5

**Between:** Pradeep Kannadiga Landlord

**And**

Brent Lewis Tenants  
Laurel Beals

Pradeep Kannadiga (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Lewis and Laurel Beals (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on June 12, 2024 with respect to application LTB-L-008666-24.

The Landlord's application was resolved by order LTB-L-002383-25, issued on January 23, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-002383-25.

This motion was heard by videoconference on April 8, 2025. The Landlord represented by Ze Hao Liu, and the Tenants, attended the hearing. Also in attendance was Yi Huang from EPIC.

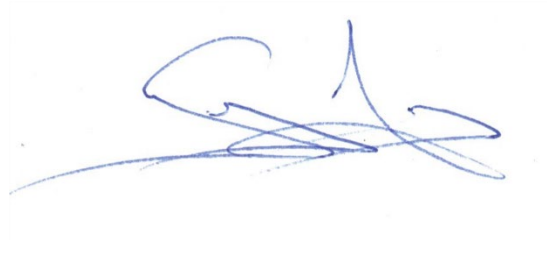
**Determinations:**

1. The Tenants owed to \$7,046.00 in arrears and costs to the end of June 2024. The last payment the Tenants made to the Landlord was December rent and the amount the Tenants owe to the end of April has increased to \$11,840.00.
2. The Tenants filed the set aside motion on January 30, 2025, and Mr. Huang testified that EPIC was contacted last week. As a result, there has been no assessment. Mr. Huang could not provide any information about whether the organization would support the Tenants or if they decided to support the Tenants, how much support they would receive.
3. The Tenants testified that they currently have no money to pay the Landlord.
4. After considering all of the circumstances, including the fact that rent has not been paid for the past four months, that the arrears of rent have significantly increased since the consent order, that the Tenants have no money to reduce the prejudice to the Landlord by delaying the proceedings for EPIC to make a determination if the Tenants would receive assistance, I find that it would be unfair to set aside order LTB-L-002383-25.

**It is ordered that:**

1. The motion to set aside Order LTB-L-002383-25, issued on , is denied.
2. The stay of order LTB-L-002383-25 is lifted immediately.
3. Order LTB-L-002383-25 is unchanged.

**April 15, 2025**



**Date Issued**

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**Greg Joy**  
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.