



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

File Number: LTB-L-094038-25-SA

In the matter of: 11 PARK ST
CORNWALL ON K6H1K1

Between: Alain Billard Landlords
Nicolas Panaritis
Theodore Panaritis

And

Joanne Ricard Tenant

Alain Billard, Nicolas Panaritis and Theodore Panaritis (the 'Landlords') applied for an order to terminate the tenancy and evict Joanne Ricard (the 'Tenant') 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 August 20, 2025 with respect to application LTB-L-044376-25.

The Landlords' application was resolved by order LTB-L-094038-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-094038-25.

This motion was heard by videoconference on December 18, 2025. The Tenant represented by Amber Miler, attended the hearing.

Prior to the hearing the Landlord submitted a request to withdraw. As there is an eviction order, I accept the submission as a consent to the Tenant's motion to set aside.

It is ordered that:

1. The motion to set aside Order LTB-L-094038-25, issued on November 12, 2025, is granted.
2. Order LTB-L-094038-25, issued on November 12, 2025, is set aside and cannot be enforced.

January 8, 2026

Date Issued

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.