



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

File Number: LTB-L-098229-25-SA

In the matter of: 1772 ASPENVIEW WAY
ORLEANS ON K1C6S5

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

NICHOLAS SMITH Tenant
ALYSSA FOX
BRENDAN LOUGHLIN

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict NICHOLAS SMITH, ALYSSA FOX and BRENDAN LOUGHLIN (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 February 7, 2025 with respect to application LTB-L-083230-24.

The Landlord's application was resolved by order LTB-L-098229-25, issued on November 26, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098229-25.

This motion was heard by videoconference on December 23, 2025. The Landlord's legal representative Allan Kouri and the Tenant Alyssa Fox attended the hearing.

At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098229-25, issued on November 26, 2025, is granted.
2. Order LTB-L-098229-25, issued on November 26, 2025, is set aside and cannot be enforced.

3. The previous order issued on February 7, 2025 with respect to LTB-L-083230-24 is reinstated.

January 9, 2026

Date Issued

Brett Lockwood

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.