



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

File Number: LTB-L-099081-25-SA

In the matter of: 521 CAVANAGH LANE
MILTON ON L9T8G4

Between: Mark Debrincat Landlords
Susan Debrincat

And

Jeremiah Osei Boateng Tenants
Grace Agyekum Boateng

Mark Debrincat and Susan Debrincat (the 'Landlords') applied for an order to terminate the tenancy and evict Jeremiah Osei Boateng and Grace Agyekum Boateng (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

The Landlords' application was resolved by order LTB-L-099081-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-099081-25.

The motion was heard by videoconference on January 2, 2026. The Landlord Mark Debrincat, and the Tenants, attended the hearing.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective December 1, 2025.
2. The Tenant testified that they will be vacating the rental unit on January 17, 2026.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-099081-25.

It is ordered that:

1. The motion to set aside Order LTB-L-099081-25, issued on December 1, 2025, is denied.
2. The stay of Order LTB-L-099081-25, is lifted immediately.
3. Order LTB-L-099081-25 is unchanged.

January 12, 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.