



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

File Number: LTB-L-096696-25-SA

In the matter of: 1501, 80 WESTERN BATTERY RD
TORONTO ON M6K3S1

Between: Andrea Glicksman-Caprara Landlord
Adriano Caprara

And

Danai Makore Tenant

Andrea Glicksman-Caprara and Adriano Caprara (the 'Landlord') applied for an order to terminate the tenancy and evict Danai Makore (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 July 16, 2025, with respect to application LTB-L-032446-25.

The Landlord's application was resolved by order LTB-L-096696-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096696-25.

This motion was heard by videoconference on December 22, 2025.

The Landlord, Andrea Glicksman-Caprara and the Tenant, Danai Makore attended the hearing. The Landlord present confirmed she had the authority to consent on behalf of the Landlord, Adriano Caprara who was not present at the hearing.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed the Tenant had reached a zero balance of rent arrears of December 19, 2025.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-096696-25, issued on December 8, 2025, is granted.
2. Order LTB-L-096696-25, issued on December 8, 2025, is set aside and cannot be enforced.
3. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued up to December 19, 2025.

January 7, 2026
Date Issued

Tanya Speedie
Hearings Officer, 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.