



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

File Number: LTB-L-098337-25-SA

In the matter of: 802, 33 DUNFIELD AVE
TORONTO ON M4S0B6

Between: SHIPLAKE PROPERTIES LIMITED Landlord

And

JACQUELINE NEDDEAU Tenant

SHIPLAKE PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict JACQUELINE NEDDEAU (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 September 18, 2025 with respect to application LTB-L-011028-25-RV.

The Landlord's application was resolved by order LTB-L-098337-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098337-25.

This motion was heard by videoconference on January 7, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Geoff Paine.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098337-25, issued on December 1, 2025, is granted.
2. Order LTB-L-098337-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The Landlord's application for eviction is discontinued to November 30, 2025.

January 15, 2026
Date Issued

Bryan Delorenzi
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.