



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

File Number: LTB-L-102130-25-SA

In the matter of: 563 MARGUERITE ST
ESPANOLA ON P5E1L5

Between: Lynne Presseau Landlord

And

Simona Mannone Tenant

Lynne Presseau (the 'Landlord') applied for an order to terminate the tenancy and evict Simona Mannone (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 November 25, 2025 with respect to application LTB-L-044914-25.

The Landlord's application was resolved by order LTB-L-102130-25, issued on December 10, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102130-25.

This motion was heard by videoconference on January 8, 2026. The Landlord represented by Yvan Pilon, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant consented to an order that terminates the tenancy on February 28, 2026 and requires the Tenant pay the Landlord \$23,586.00 on or before February 28, 2026.
2. The Tenant also agreed to pay the Landlord \$600.00 rent for each month for the period December 2025 to February 2026. If the Tenant failed to make the payments the Landlord could apply under section 78 to terminate the tenancy.
3. The Tenant failed to pay December rent, the Landlord applied for an eviction order, and the Board issued order LTB-L-102130-25 terminating the tenancy on December 21, 2025.
4. The Tenant filed a set aside motion and also filed an appeal with the Oshawa Divisional Court. Justice R.E. Charney, released his decision on January 6, 2026, quashing the appeal.
5. The Tenant has made no payments to the Landlord since entering into the consent.

6. The Tenant raised additional issues that were raised or could have been raised in the review the Tenant requested on December 6, 2025. Order LTB-L-044914-25-RV which denied the Tenants request to review.
7. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-102130-25.

It is ordered that:

1. The motion to set aside Order LTB-L-102130-25, issued on December 10, 2025, is denied.
2. The stay of order LTB-L-102130-25 is lifted immediately.
3. Order LTB-L-102130-25 is unchanged.

January 9, 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.