



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

File Number: LTB-L-103976-25-SA

In the matter of: 2480 STEEPLECHASE ST
OSHAWA ON L1L0J6

Between: Arulvily Arumugam Landlord

And

Michael A Carter Tenants
Sophia L Carter
Narisha Millington-Carter Nichelle
Michaela Carter Michelle

Arulvily Arumugam (the 'Landlord') applied for an order to terminate the tenancy and evict Michael A Carter, Sophia L Carter, Narisha Millington-Carter Nichelle and Michaela Carter Michelle (the 'Tenants') because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on August 15, 2025 with respect to application LTB-L-024330-25.

The Landlord's application was resolved by order LTB-L-103976-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-103976-25.

This motion was heard by videoconference on January 12, 2026. The Landlord's legal representative T. Sivapatham and the Tenants Michael A Carter, Sophia L Carter and Narisha Millington-Carter Nichelle attended the hearing.

The parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-103976-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-103976-25 is lifted January 22, 2026.

January 14, 2026
Date Issued

Fabio Quattrociocchi
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.