



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

File Number: LTB-L-085046-25-SA

In the matter of: 7, 676 SECOND LINE W
SAULT STE. MARIE ON P6C2K9

Between: Sault Ste. Marie Housing Landlord

And

Jayme Wismer Tenant

Sault Ste. Marie Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Jayme Wismer (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 20, 2025 with respect to application LTB-L-006758-25.

The Landlord's application was resolved by order LTB-L-085046-25, issued on October 21, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-085046-25.

This motion was heard by videoconference on January 12, 2026.

The Landlord's Agent, Frank Caputo, and the Tenant attended the hearing. The Tenant was assisted by Pamela Jeffrey, case worker, and Evelyn Powley, friend.

The parties before the LTB consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-085046-25, issued on October 21, 2025, is granted.
2. Order LTB-L-085046-25, issued on October 21, 2025, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 1, 2026.
4. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 2, 2026.
6. The Landlord has offered the Tenant another rental unit at 345 St. George's Ave. E., Unit 130, which is available for the Tenant on March 1, 2026.

January 14, 2026
Date Issued

Lisa Del Vecchio
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 2, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.