



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

File Number: LTB-L-102377-25-SA

In the matter of: 045, 1717 LANSING AVE
SUDBURY ON P3A5C5

Between: BUTERA PROPERTY HOLDINGS INC. Landlord

And

DIANE MARIE LACHANCE Tenants
DEVEN ANTOINE

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DIANE MARIE LACHANCE and DEVEN ANTOINE (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 29, 2025 with respect to application LTB-L-043959-25.

The Landlord's application was resolved by order LTB-L-102377-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102377-25.

This motion was heard by videoconference on January 13, 2026. The Landlord's representative Lauren Magridge, and the Tenant Diane Marie Lachance, attended the hearing.

Determinations:

1. The Tenants were late with a payment due to an internet issue while they were away. Ms. Lachance's son was to make the payment but did not have access to the app to make the payment. The December payment was made as soon as the Tenants returned. The Tenants have lived in the rental unit for more than ten years.
2. Under the circumstances, the Landlord consented to the Tenants' motion to set aside.

It is ordered that:

1. The motion to set aside Order LTB-L-102377-25, issued on December 9, 2025, is granted.
2. Order LTB-L-102377-25, issued on December 9, 2025, is set aside and cannot be enforced.

January 15, 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.