



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

File Number: LTB-L-094020-25-SA

In the matter of: 22, 464 SPADINA RD
TORONTO ON M5P2W4

Between: Grandslam Residences Limited Partnership Landlord

And

Andree Besseau Tenants
RACHEL WICKHAM

Grandslam Residences Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Andree Besseau and RACHEL WICKHAM (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 October 17, 2025 with respect to application LTB-L-061340-25.

The Landlord's application was resolved by order LTB-L-094020-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-094020-25.

This motion was heard by videoconference on January 15, 2026. The Landlord's representative Sara Ginman, and the Tenants' representative Elysha Roeper, attended the hearing.

The Landlord consents to the Tenants' motion to set aside.

It is ordered that:

1. The motion to set aside Order LTB-L-094020-25, issued on November 12, 2025, is granted.
2. Order LTB-L-094020-25, issued on November 12, 2025, is set aside and cannot be enforced.

January 23, 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.