



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

File Number: LTB-L-100389-25-SA

In the matter of: E101, 1290 BANCROFT DR
SUDBURY ON P3B4G8

Between: Three Seasons Investments Ltd. Landlord

And

Shannon Wadge Tenant

Three Seasons Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Wadge (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 mediated settlement signed by the parties on October 28, 2025 with respect to application LTB-L-068383-25.

The Landlord's application was resolved by order LTB-L-100389-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-100389-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's Agent Anna Villano and the Tenant attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-100389-25, issued on December 8, 2025, is granted.
2. Order LTB-L-100389-25, issued on December 8, 2025, is set aside and cannot be enforced.
3. The Landlord's application under section 78 of the Act is dismissed.
4. The original order, LTB-L-068383-25, issued on October 28, 2025 is cancelled and replaced with the following:

5. The Tenant shall pay to the Landlord \$10,559.00 for arrears of rent up to January 31, 2026 and costs.
6. The Tenant shall pay the Landlord the amount set out in paragraph 5 in full, on or before February 14, 2026.
7. The Tenant shall also pay to the Landlord the monthly rent for February 2026 in full, on or before February 1, 2026.
8. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 16, 2026

Date Issued

John Cashmore

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.