



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

File Number: LTB-L-097892-25-SA

In the matter of: 122, 125 RAYMOND ST
GUELPH ON N1H3S6

Between: Williams & McDaniel Property Management Landlord

And

Montrose Bethune Tenant

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Montrose Bethune (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 order issued by the LTB on October 31, 2025 with respect to application LTB-L-090511-25.

The Landlord's application was resolved by order LTB-L-097892-25, issued on November 25, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097892-25.

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

The Landlord and the Tenant attended the hearing.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-097892-25, issued on November 25, 2025, is granted. The order cannot be enforced.
2. The previous order issued on October 31, 2025, with respect to LTB-L-090511-25 is cancelled and replaced with this order.
3. The Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending January 31, 2026.
4. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon the arrears of rent is discontinued.

January 19, 2026
Date Issued

Melissa Anjema
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.