



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

File Number: LTB-L-108414-25-SA

In the matter of: 2nd floor, 3015 DUNDAS ST W
TORONTO ON M6P1Z4

Between: Peter Karopoulos Landlord

And

Andrew St. Bernard Tenant

Peter Karopoulos (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew St. Bernard (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 June 20, 2025 with respect to application LTB-L-019590-25.

The Landlord's application was resolved by order LTB-L-108414-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-108414-25.

This motion was heard by videoconference on January 20, 2026. The Landlord's representative Irene Kosmos, and the Tenant, attended the hearing.

The Landlord consents to the Tenant's motion to set aside.

It is ordered that:

1. The motion to set aside Order LTB-L-108414-25, issued on December 30, 2025, is granted.
2. Order LTB-L-108414-25, issued on December 30, 2025, is set aside and cannot be enforced.

January 27, 2026

Date Issued

Greg Joy
, 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.