



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

File Number: LTB-L-105635-25-SA

In the matter of: 3196 CADEB AVE
CORNWALL ON K6K1H7

Between: Alain Billard Landlords
Ken Quinn

And

Jasmine Litalien Tenant

Alain Billard and Ken Quinn (the 'Landlords') applied for an order to terminate the tenancy and evict Jasmine Litalien (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on November 6, 2025 with respect to application LTB-L-062548-25.

The Landlords' application was resolved by order LTB-L-105635-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105635-25.

This motion was heard by videoconference on January 20, 2026. the Landlord's representative James Moak, 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-105635-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105635-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-062548-25 remains in effect.

January 28, 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.