



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

File Number: LTB-L-103272-25-SA

In the matter of: 1006, 350 QUEENS QUAY W
TORONTO ON M5V3A7

Between: COAL HARBOUR PROPERTIES LIMITED
PARTNERSHIP

Landlord

And

VALERIA VALDEZ ALVARADO

Tenant

COAL HARBOUR PROPERTIES LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict VALERIA VALDEZ ALVARADO (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 November 17, 2025 with respect to application LTB-L-073742-25.

The Landlord's application was resolved by order LTB-L-103272-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103272-25.

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

The Landlord consents to the Tenant's motion to set aside as all amounts owing the end of December had been paid in full.

It is ordered that:

1. The motion to set aside Order LTB-L-103272-25, issued on December 29, 2025, is granted.
2. Order LTB-L-103272-25, issued on December 29, 2025, is set aside and cannot be enforced.

January 26, 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.