



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

File Number: LTB-L-103259-25-SA

In the matter of: 4, 1 FAIRGLEN AVE
BRAMPTON ON L6X5E8

Between: DANIELS GATEWAY RENTAL COMMUNITIES Landlord

And

MICHELLE ISHMAEL Tenant

DANIELS GATEWAY RENTAL COMMUNITIES (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE ISHMAEL (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 12, 2025 with respect to application LTB-L-089235-24.

The Landlord's application was resolved by order LTB-L-103259-25, 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-103259-25.

This motion was heard by videoconference on January 21, 2026.

The Landlord's Legal Representative Nicole Ruby and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-103259-25, issued on December 29, 2025, is granted.
2. Order LTB-L-103259-25 is set aside and cannot be enforced.
3. Order LTB-L-103259-25 is cancelled.
4. Order LTB-L-089235-24 replaced with the following.
5. The Landlord's application is discontinued to January 31, 2026.

January 23, 2026
Date Issued

Elle Venhola
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.