



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-108539-25-SA

In the matter of: 57 LINDA MARGARET CRES
RICHMOND HILL ON L4S2B7

Between: Ingrid Griffin Landlord

And

Adoris Angela Thompson Tenant

Ingrid Griffin (the 'Landlord') applied for an order to terminate the tenancy and evict Adoris Angela Thompson (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-108539-25, 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-108539-25.

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of January 31, 2026.
2. After hearing the submissions of the parties and after considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-108539-25. Initially, I considered granting the motion to set aside. Upon review of the LTB record and taking into account that the Tenant's request is really only to extend the time to vacate, I find that denying the motion and lifting the stay at a future date is appropriate.
3. With respect to lifting the stay of the order, I am satisfied that the Tenant's request to extend the time to vacate the unit is reasonable.
4. The Tenants have been paying the monthly rent as required and acknowledge that they are obligated to continue doing so for the duration of the tenancy. The prejudice to the Landlord is, therefore, minimized to a satisfactory degree. Should the Tenant fail to pay the

rent or otherwise fail to abide by their tenancy obligations, the Landlord may pursue an earlier eviction from the LTB.

It is ordered that:

1. The motion to set aside Order LTB-L-108539-25, issued on December 29, 2025, is denied.
2. The stay of Order LTB-L-108539-25 is lifted on April 30, 2026.

January 30, 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.