



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

File Number: LTB-L-102980-25-SA

In the matter of: 108, 390 ADMIRAL DR
LONDON ON N5V3C2

Between: Admiral Gardens Landlord

And

Aaron Soulliere Tenant
Gerard J Soulliere

Admiral Gardens (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Soulliere and Gerard J Soulliere (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 September 29, 2023 with respect to application LTB-L-072339-23.

The Landlord's application was resolved by order LTB-L-102980-25, 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-102980-25.

This motion was heard by videoconference on January 19, 2026.

The Landlord's representative M. Bedi and the Tenant A. Soulliere attended the hearing. The Tenant A. Soulliere acknowledged having the authority to speak on behalf of the Tenant G. Soulliere. The parties before the LTB consented to the following order:

It is ordered that:

1. The motion to set aside Order LTB-L-102980-25, issued on December 29, 2025, is granted.
2. Order LTB-L-102980-25, issued on December 29, 2025, is set aside and cannot be enforced.
3. The previous order issued on September 29, 2023 with respect to LTB-L-072339-23 is cancelled and replaced with the following terms:
4. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to January 1, 2028.

5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

January 30, 2026
Date Issued

Peter Nicholson
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.