



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

File Number: LTB-L-104881-25-SA

In the matter of: 7, 128 CARRICK AVE
HAMILTON ON L8M2W6

Between: Spotted Properties Landlord

And

Jennifer Horner Tenant

Spotted Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Horner (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 Amended Order dated December 9, 2025, with respect to application LTB-L-080404-25-AM. An ex-parte Order, LTB-L-104881-25 was issued January 5, 2026. The Tenant filed a motion to set aside order LTB-L-104881-25 on January 14, 2026.

The motion was scheduled for a merits hearing, via video conference, on January 27, 2026, and was mediated by Michelle Forrester, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Jolanta Chrzaszcz, were present.

The parties agreed to resolve the issues in the Landlord's application and the Tenant's set aside motion and requested the LTB to issue a Consent Order confirming their agreement.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-104881-25, issued on January 14, 2026, is denied.
2. The stay of order LTB-L-104881-25 is lifted on February 9, 2026.
3. Order LTB-L-104881-25 is unchanged.

February 2, 2026
Date Issued

Michelle Forrester
Hearings Officer, 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.