



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

File Number: LTB-L-106651-25-SA

In the matter of: UNIT B, 775 KINGSTON RD E
AJAX ON L1Z1V9

Between: 2615898 Ontario Inc. Landlord

And

Ryan Christopher Baldwin Tenant

2615898 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Christopher Baldwin (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 order issued by the LTB on November 20, 2025 with respect to application LTB-L-072787-25.

The Landlord's application was resolved by order LTB-L-106651-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106651-25.

This motion was heard by videoconference on January 27, 2026.

The Landlord's legal representative, Yun Tao Li, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The Landlord consents to the Tenant's motion to set aside order LTB-L-106651-25, issued on January 6, 2026.
2. The motion to set aside order LTB-L-106651-25, issued on January 6, 2026, is granted. The order cannot be enforced.
3. Order LTB-L-072787-25 issued on November 20, 2025, remains in full force and effect.

February 2, 2026
Date Issued

Melissa Anjema
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.