



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

File Number: LTB-L-105763-25-SA

In the matter of: 503, 1425 ROSENTHAL AVE
OTTAWA ON K1Z8J2

Between: 2555540 ONTARIO INC Landlord

And

PHILBERT W CARTER Tenant

2555540 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict PHILBERT W CARTER (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 July 24, 2025 with respect to application LTB L 035428-25.

The Landlord's application was resolved by order LTB-L-105763-25, 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-105763-25.

This motion was heard by videoconference on January 28, 2026.

The Tenant attended their representative, Roxanne DeLaney, attended the hearing. The Landlord was represented by Daniel Moak.

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-105763-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105763-25, issued on January 6, 2026, is set aside and cannot be enforced
3. Order LTB-L-035428-25 issued, July 24, 2025, is restored effective immediately.

February 3, 2026
Date Issued

Bryan Delorenzi
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.