



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

File Number: LTB-L-108392-25-SA

In the matter of: 1105, 90 CORDOVA AVE
TORONTO ON M9A2H8

Between: Ranee Management Landlord

And

Denice Dutchyn Tenant

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Denice Dutchyn (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 August 1, 2025 with respect to application LTB-L-037368-25.

The Landlord's application was resolved by order LTB-L-108392-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-108392-25.

This motion was heard by videoconference on January 29, 2026. The Tenant attended the hearing.

Prior to the hearing the Landlord requested a discontinuance of the application. As there is an eviction order, I accept the request as a consent to the Tenant's set aside motion.

It is ordered that:

1. The motion to set aside Order LTB-L-108392-25, issued on December 30, 2025, is granted.
2. Order LTB-L-108392-25, issued on December 30, 2025, is set aside and cannot be enforced.

February 2, 2026

Date Issued

Greg Joy
, 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.