



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

File Number: LTB-L-105321-25-SA

In the matter of: 2109, 701 DON MILLS RD
EAST YORK ON M3C1R9

Between: Elm Place Inc – 701 Don Mills Road Landlord

And

Nadine Ramsay Tenant
Natasha Hall

Elm Place Inc – 701 Don Mills Road (the 'Landlord') applied for an order to terminate the tenancy and evict Nadine Ramsay and Natasha Hall (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 mediated settlement signed by the parties on September 29, 2025 with respect to application LTB-L-055211-25.

The Landlord's application was resolved by order LTB-L-105321-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105321-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord's representative S. McArthur and the Tenants attended the hearing. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-105321-25, issued on January 5, 2026, is granted.
2. Order LTB-L-105321-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. The mediated settlement signed by the parties on September 29, 2025 with respect to LTB-L-055211-25 is cancelled and replaced with the following term:

4. The Landlord's application is discontinued to January 31, 2026.

February 9, 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.