



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

File Number: LTB-L-107928-25-SA

In the matter of: 11, 125 KAYLA CRES
MAPLE ON L6A4W3

Between: Patricia Jarito Landlord

And

Ashley Guindon Tenant

Patricia Jarito (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Guindon (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 27, 2025 with respect to application LTB-L-083408-25.

The Landlord's application was resolved by order LTB-L-107928-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107928-25.

This motion was heard by videoconference on February 4, 2026.

The Landlord, the Landlord's witness, Dale Flores, the Landlord's representative, Taff Butters, the Tenant and the Tenant's representative, Kristin Markoff, attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-107928-25, issued on January 9, 2026 and that the order LTB-L-083408-25, issued on November 27, 2025 is unchanged.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-107928-25, issued on January 9, 2026, is granted.
2. Order LTB-L-107928-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-083408-25 issued on November 27, 2025 is unchanged.

February 12, 2026
Date Issued

Karen Gonçalves
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.