



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

File Number: LTB-L-105332-25-SA

In the matter of: 701, 111 RAGLAN AVE
TORONTO ON M6C2K9

Between: BARNEY RIVER INVESTMENT Landlord

And

JOHN BENTLEY Tenant

BARNEY RIVER INVESTMENT (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN BENTLEY (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 2, 2025 with respect to application LTB-L-087555-24.

The Landlord's application was resolved by order LTB-L-105332-25, 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-105332-25.

This motion was heard by videoconference on February 9, 2026.

The Landlord's Legal Representative, G. Paine, the Landlord's Agent, M. Woode, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-105332-25, issued on January 5, 2026, is granted.
2. Order LTB-L-105332-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. The Tenant acknowledges that his conduct which led to this L4 application was accurate. The Landlord is willing to give the Tenant another chance at correcting his behaviour. The Tenant agrees to endeavour to correct this type of behaviour going forward.

4. The previous order issued on April 2, 2025 with respect to LTB-L-087555-24 remains in full force and effect.

February 18, 2026

Date Issued

Lisa Del Vecchio

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.