



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

File Number: LTB-L-003783-26-SA

In the matter of: 202, 18 AINSLIE ST S
CAMBRIDGE ON N1R3K1

Between: 2515773 ONTARIO INC. Landlord

And

JULIAN MATTHEW ELLUL Tenant

2515773 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JULIAN MATTHEW ELLUL (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 September 18, 2025 with respect to application LTB-L-060665-25.

The Landlord's application was resolved by order LTB-L-003783-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-003783-26.

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

The Landlord's Legal Representative, S. Sheridan, the Tenant's Legal Representative, T. Farquharson, and the Tenant attended the hearing. The Tenant's support person, Levi Beaton, was also in attendance.

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-003783-26, issued on January 19, 2026, is granted.
2. Order LTB-L-003783-26, issued on January 19, 2026, is set aside and cannot be enforced.

3. The Landlord's previous application, LTB-L-060665-25, with respect to rent arrears is discontinued to December 31, 2025.

February 17, 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.