



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

**File Number:** LTB-L-000420-26-SA

**In the matter of:** 205, 147 SOUTH MARKET ST  
SAULT STE. MARIE ON P6A6E5

**Between:** Northstar Property Management Landlord

**And**

Dionne Sauve Tenants  
Tressy Cook

Northstar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Dionne Sauve and Tressy Cook (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on July 23, 2025 with respect to application LTB-L-022085-25.

The Landlord's application was resolved by order LTB-L-000420-26, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-000420-26.

This motion was heard by videoconference on February 10, 2026. The Landlord's representative Jason Naccarato, and the Tenants represented by Ethan Quan, attended the hearing.

The Landlord consents to the Tenants' motion to set aside.

**It is ordered that:**

1. The motion to set aside Order LTB-L-000420-26, issued on January 12, 2026, is granted.
2. Order LTB-L-000420-26, issued on January 12, 2026, is set aside and cannot be enforced.

**February 13, 2026**

**Date Issued**

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**Greg Joy**

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.