



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

File Number: LTB-L-105369-25-SA

In the matter of: E, 99 KENT AVE
TIMMINS ON P4N3B9

Between: BIG NORTH CAPITAL INC. Landlord

And

FAMBAYI MASILO Tenant

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict FAMBAYI MASILO (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 October 6, 2025 with respect to application LTB-L-057592-25.

The Landlord's application was resolved by order LTB-L-105369-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105369-25.

This motion was heard by videoconference on February 5, 2026.

The Landlord's legal representative, Angie Gravelle, attended the hearing at approximately 9:00am. The Tenant attended the hearing at approximately 9:30am. Based on the submissions from both parties, I am satisfied that the parties understood the following agreement and agreed to these terms.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-105369-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105369-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 6, 2025 with respect to LTB-L-057592-25 is cancelled and replaced with the following order.
4. The Tenant has paid all of the arrears and costs for the period ending January 31, 2026.

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

February 13, 2026
Date Issued

Laura Hartsliel
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.