



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

File Number: LTB-L-002921-26-SA

In the matter of: 90 DIVISION ST
COLBORNE ON K0K1S0

Between: Michael Sinclair Landlord

And

Sarah Luckett Tenant

Michael Sinclair (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Luckett (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 12, 2025 with respect to application LTB-L-071995-25.

The Landlord's application was resolved by order LTB-L-002921-26, 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-002921-26.

This motion was heard by videoconference on February 12, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant agreed that she has breached the conditions set out in order LTB-L-071995-25.
2. The Tenant testified that she will be vacating the rental unit on or before February 28, 2026.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-002921-26.

It is ordered that:

1. The motion to set aside Order LTB-L-002921-26, issued on January 19, 2026, is denied.
2. The stay of order LTB-L-002921-26 is lifted immediately.

3. Order LTB-L-002921-26 is unchanged.

February 17, 2026

Date Issued

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.