



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

Citation: Almas v Colby, 2026 ONLTB 16373

Date: 2026-02-20

File Number: LTB-L-001500-26-SA

In the matter of: Upper, 288 Main Street North
Bothwell ON N0P1C0

Between: George Almas Landlord

And

April Colby Tenant

George Almas (the 'Landlord') applied for an order to terminate the tenancy and evict April Colby (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application .

The Landlord's application was resolved by order LTB-L-001500-26, issued on January 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001500-26.

This motion was heard by videoconference on February 11, 2026.

The Landlord's legal representative, J. Dudley, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-001500-26, issued on January 16, 2026, is denied.

2. The stay of order LTB-L-001500-26 issued on January 16, 2026, is lifted on March 31, 2026.
3. Order LTB-L-001500-26 is unchanged.

February 20, 2026
Date Issued

Nancy Morris
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.