



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

**File Number:** LTB-L-107665-25-SA

**In the matter of:** 404, 1435 MORISSET AVE  
OTTAWA ON K1Z8H4

**Between:** 1435 MORISSET RESIDENCES CORP

Landlord

**And**

LUCRESSE KUMARASHAVU

Tenant

1435 MORISSET RESIDENCES CORP (the 'Landlord') applied for an order to terminate the tenancy and evict LUCRESSE KUMARASHAVU (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 mediated settlement signed by the parties on August 5, 2025 with respect to application LTB-L-024331-25-RV.

The Landlords' application was resolved by order LTB-L-107665-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107665-25.

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

The Tenant attended the hearing. The Landlord was represented at the hearing by Lily McMillan.

At the hearing the parties consented to the following order:

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-107665-25, issued on January 8, 2026, is granted.
2. Order LTB-L-107665-25, issued on January 8, 2026, is set aside and cannot be enforced.
3. The Landlord's application for eviction is discontinued to February 28, 2026.

**February 25, 2026**  
**Date Issued**

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Bryan Delorenzi  
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.