



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

File Number: LTB-L-104990-25-SA

In the matter of: 2, 411 BURTON AVE
SUDBURY ON P3C4K6

Between: Mandy Branham Landlord

And

Sherri Ball Tenants
Allan Nanchin

Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Sherri Ball and Allan Nanchin (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 25, 2025 with respect to application LTB-L-045731-25.

The Landlord's application was resolved by order LTB-L-104990-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104990-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord and one of the Tenants, Sherri Ball, attended the hearing.

The parties before the LTB agreed that:

1. The total amount owing to January 31, 2026 is \$2,538.97.
2. A cheque in the amount of \$2,475.00 from Homelessness Prevention was mailed to Landlord but just has not been received as of today's date.

The parties before the LTB also consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-104990-25, issued on January 7, 2026, is granted.

2. Order LTB-L-104990-25, issued on January 7, 2026, is set aside and cannot be enforced.

February 27, 2026
Date Issued

Lisa Del Vecchio
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.