



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

File Number: LTB-L-004473-26-SA

In the matter of: 30, 740 Edward Street S
Thunder Bay ON P7E2H4

Between: Valena Provenzano Landlord

And

Naomi Wesley Tenant

Valena Provenzano (the 'Landlord') applied for an order to terminate the tenancy and evict Naomi Wesley (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 26, 2025 with respect to application LTB-L-021553-25.

The Landlord's application was resolved by order LTB-L-004473-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004473-26.

This motion was heard by videoconference on February 26, 2026. The Landlord's representative Marie Beaupre, and the Tenant, attended the hearing.

Determinations:

1. The Landlord confirmed there are two Tenants on the tenancy agreement. Only one Tenant was named on the N8 notice to terminate the tenancy for persistently late payment of rent. The Landlord agrees that the notice served is invalid as all effected parties were not named. As a result, order LTB-L-021533-25 will be cancelled.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-004473-26.

It is ordered that:

1. The motion to set aside Order LTB-L-004473-26, issued on February 2, 2026, is granted.
2. Order LTB-L-004473-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-021553-25 issued on August 26, 2025 is cancelled.

March 3, 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.