



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

File Number: LTB-L-000792-26-SA

In the matter of: 1309 NOTTINGHAM AVE
BURLINGTON ON L7P 2R5

Between: NOTTINGHAM VILLAGE INC. Landlord

And

BRAD M. BURRY Tenants
JAMIE L. FRENCH

NOTTINGHAM VILLAGE INC. (the 'Landlord') applied for an order to terminate the tenancy and evict BRAD M. BURRY and JAMIE L. FRENCH (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on December 3, 2025, with respect to application LTB-L-084086-25.

The Landlord's application was resolved by order LTB-L-000792-26, issued on February 18, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-000792-26 on February 18, 2026.

This motion was heard by videoconference on March 4, 2026. Instead, the Landlord's Representative, paralegal, Lisa Barder, and the Tenant, Brad M. Burry, on behalf of the Tenants participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the motion.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-000792-26, issued on February 18, 2026, is granted.
2. Order LTB-L-000792-26, issued on February 18, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 3, 2025, with respect to LTB-L-084086-25 is amended as follows:
4. The Tenants shall pay to the Landlords the lawful monthly rent on or before the 1st day of each month for the period commencing April 1, 2026, to up and inclusive March 1, 2027.

5. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 16, 2026
Date Issued

Pauline Brewster
Hearings Officer, 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.