



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

File Number: LTB-L-008024-26-SA

In the matter of: 462 BURKE ST
TIMMINS ON P4N7A6

Between: BIG NORTH CAPITAL INC. Landlord

And

ALPESHKUMAR PATEL Tenant

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ALPESHKUMAR PATEL (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 6, 2025 with respect to application LTB-L-048096-25.

The Landlord's application was resolved by order LTB-L-008024-26, 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-008024-26.

This motion was heard by videoconference on March 12, 2026. The Landlord's representative Angie Gravelle, and the Tenant represented by Nicky Gagnon, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

It is ordered that:

1. The motion to set aside Order LTB-L-008024-26, issued on February 2, 2026, is granted.
2. Order LTB-L-008024-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-048096-25 remains in effect.

March 17, 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.