



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

File Number: LTB-L-011571-26-SA

In the matter of: 807, 192 HUGHSON ST N
HAMILTON ON L8L7Z9

Between: Hughson Apartment Joint Venture o/a Valery Properties Landlord

And

Michelle Costa Tenants
Carlos Constantino

Hughson Apartment Joint Venture o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Costa and Carlos Constantino (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 November 27, 2025 with respect to application LTB-L-088119-25.

The Landlord's application was resolved by order LTB-L-011571-26, issued on February 10, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-011571-26.

This motion was heard by videoconference on March 18, 2026.

The Landlord's Agent Tina Novak and the Tenant Michelle Costa attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-011571-26, issued on February 10, 2026, is granted.
2. Order LTB-L-011571-26, issued on February 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 27, 2025 with respect to LTB-L-088119-25 is cancelled and replaced with the following:

4. On March 7, 2026, the Tenants paid the Landlord for the period ending March 31, 2026. The amount paid represents all the rent that was in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement on the date of the Tenant's payment and the filing fee for this application.
5. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued to March 31, 2026.

March 23, 2026
Date Issued

John Cashmore
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.