



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

File Number: LTB-L-004097-26-SA

In the matter of: 31 ST CHARLES PL
CLINTON ON N0M1L0

Between: Tanya Brown Landlord

And

Ashley Muse Tenants
Adrian Dunsmore

Tanya Brown (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Muse and Adrian Dunsmore (the 'Tenants') because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on March 13, 2025 with respect to application LTB-L-090768-24.

The Landlord's application was resolved by order LTB-L-004097-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004097-26.

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

The Landlord and the Tenants' Legal Representative Aron Van de Kleut 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.

Determinations:

1. The Tenants will pay the Landlord the monthly rent for April 2026 and May 2026. The Landlord will apply the rent deposit being held to the monthly rent for June 2026, the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-004097-26, issued on February 9, 2026, is granted.
2. Order LTB-L-004097-26, issued on February 9, 2026, is set aside and cannot be enforced.

3. The mediated settlement signed by the parties on March 13, 2025 with respect to LTB-L-090768-24 is cancelled and replaced with the following:
4. The tenancy between the Landlord and the Tenants is terminated effective June 30, 2026. The termination of the tenancy is non-voidable.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
7. This order resolves all of the issues in the tenancy up to March 18, 2026.

March 26, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.