



**Order under Section 77(8)
Residential Tenancies Act, 2006**

Citation: Cioci v Douglas, 2026 ONLTB 24330

Date: 2026-03-23

File Number: LTB-L-009792-26-SA

In the matter of: Unit A, 19 ALBION ST
BRANTFORD ON N3T3L9

Between: Mark Cioci Landlord

And

Lisa Douglas Tenant

Mark Cioci (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Douglas (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-009792-26, 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-009792-26.

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

The Landlord's agent, J. Humphries, the Tenant, and the Tenant's legal representative, A. Noorani, attended the hearing. J. Humphries is the owner of the rental unit.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-009792-26, issued on February 9, 2026, is granted.
2. Order LTB-L-009792-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-009792-26, issued on February 9, 2026, is cancelled. It is replaced by the following order.

4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 15, 2026.
5. If the unit is not vacated on or before April 15, 2026, then starting April 16, 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 before April 16, 2026.
7. The Landlord waives his entitlement to all rent arrears and costs owing by the Tenant to April 15, 2026.
8. If the Tenant fails to vacate the rental unit on or before April 15, 2026, the Tenant shall pay the Landlord \$49.32 per day for each day she remains in the unit.

March 23, 2026
Date Issued

Nancy Morris
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 eviction expires on October 16, 2026, 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.