



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

File Number: LTB-L-010292-26-SA

In the matter of: 202 FATH AVE
AYLMER ON N5H3C6

Between: Tara Foster
Chris Muscutt
Landlords

And

Katelynn Sinopoli
Tenant

Tara Foster and Chris Muscutt (the 'Landlords') applied for an order to terminate the tenancy and evict Katelynn Sinopoli (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 12, 2026 with respect to application LTB-L-095322-25-SA.

The Landlords' application was resolved by order LTB-L-010292-26, 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-010292-26.

This motion was heard by videoconference on March 19, 2026. The Landlords represented by Carmen Dawdy, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

The Landlords agree there are outstanding rental arrears as of April 15, 2026, and that the Landlords will not to pursue any outstanding utility charges if the Tenant vacates the rental unit on or before April 15, 2026.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-010292-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010292-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-095322-25-SA is cancelled and replaced with the following:
4. The tenancy between the Landlords and the Tenants is terminated. The Tenants 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 Landlords 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 April 16, 2026.
7. Should the Tenant fail to vacate the rental unit on or before April 15, 2026, the Tenant shall pay to the Landlord \$85.48 commencing April 16, 2026, for each day the Tenant remains in the rental unit before the Landlords receive vacant possession.
8. Should the Tenant fail to vacate the rental unit on or before April 15, 2026, the Landlords may also pursue any outstanding utility charges that the Tenant has not paid to the Landlords.

March 23, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 15, 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.

