



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

File Number: LTB-L-011770-26-SA

In the matter of: 2305, 55 EMMETT AVE
YORK ON M6M2E4

Between: DEVAMM INVESTMENTS IIA LTD. Landlord

And

MARIYA SYTNYK Tenants
SIBANISETHU NGWENYA

DEVAMM INVESTMENTS IIA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict MARIYA SYTNYK and SIBANISETHU NGWENYA (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 mediated settlement signed by the parties on December 16, 2025 with respect to application LTB-L-078934-25.

The Landlord's application was resolved by order LTB-L-011770-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-011770-26.

This motion was heard by videoconference on March 24, 2026. The Landlord's representative Sabrina Marchionne attended the hearing.

The Landlord consents to the Tenants' motion to set aside as all amounts owing to the end of March have been paid in full.

It is ordered that:

1. The motion to set aside Order LTB-L-011770-26, issued on February 13, 2026, is granted.
2. Order LTB-L-011770-26, issued on February 13, 2026, is set aside and cannot be enforced.

March 27, 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.