



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

File Number: LTB-L-100718-25-SA

In the matter of: Apt 3, 251 KIRBY AVE
TIMMINS ON P4N1K3

Between: 1000322785 Ontario Inc Landlord

And

Danielle Moreau Tenant

1000322785 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Moreau (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 20, 2025 with respect to application LTB-L-064671-25.

The Landlord's application was resolved by order LTB-L-100718-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-100718-25.

This motion was heard by videoconference on March 26, 2026. The Landlord's representative Monica Van Berlo, and the Tenant represented by Marc Laroche, attended the hearing.

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

It is ordered that:

1. The motion to set aside Order LTB-L-100718-25, issued on December 8, 2025, is granted.
2. Order LTB-L-100718-25, issued on December 8, 2025, is set aside and cannot be enforced.

April 2, 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.