



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

File Number: LTB-L-001356-26-SA

In the matter of: 512, 95 FIDDLERS GREEN ROAD
LONDON, ON N6H4T1

Between: CAPREIT Limited Partnership Landlord

and

Robert Williams Tenant

SET ASIDE MOTION ORDER ON CONSENT

CAPREIT Limited Partnership (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Robert Williams (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Landlord claimed that the Tenant failed to meet a condition specified in the prior order issued by the Board on July 3, 2025 with respect to L1 application LTB-L-033826-26.

The Landlord's L4 application was resolved by order LTB-L-001356-26 issued on January 12, 2026, which terminated the tenancy effective January 23, 2026 (the 'L4 Order'). The L4 Order was issued without a hearing being held.

On January 19, 2026 the Tenant filed a S2 form (motion to set aside the L4 Order).

The set aside motion was heard by videoconference on February 23, 2026. The Tenant attended the hearing, accommodated by the Board through a public access terminal. The Landlord's legal representative Gabriela Quaresma (paralegal) attended the hearing on behalf of the Landlord.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consented to the Tenant's set aside motion. The L4 Order LTB-L-001356-26 issued on January 12, 2026 is set aside, cancelled, cannot be enforced, and is replaced by this order.
2. The Landlord's representative requested that the original L1 application LTB-L-033826-25 be withdrawn and I consented to the request.

3. The Applicant/Landlord having withdrawn the L1 application, the LTB's files for both the L1 application (LTB-L-033826-25) and L4 application (LTB-L-001356-26) are now closed.

April 1, 2026
Date Issued

Michelle Tan

Vice Chair, 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.