



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

**File Number:** LTB-L-012576-26-SA

**In the matter of:** 508, 40 GODSTONE RD  
NORTH YORK ON M2J3C7

**Between:** Venice Park Developments Ltd

Landlord

**And**

Sharareh Bata

Tenant

Venice Park Developments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Sharareh Bata (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 mediated settlement signed by the parties on August 27, 2025 with respect to application LTB-L-045565-25.

The Landlord's application was resolved by order LTB-L-012576-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-012576-26.

This motion was heard by videoconference on March 30, 2026. The Landlord's representative Sabrina Marchionne, and the Tenant represented by Rebecca Ward, attended the hearing.

The Landlord consents to the Tenant's motion to set aside as the Tenant has paid all amounts owing to the end March 2026.

**It is ordered that:**

1. The motion to set aside Order LTB-L-012576-26, issued on February 17, 2026, is granted.
2. Order LTB-L-012576-26, issued on February 17, 2026, is set aside and cannot be enforced.

**April 1, 2026**

**Date Issued**

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**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.