



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

File Number: LTB-L-007425-26-SA

In the matter of: 2009, 411 DUPLEX AVE
TORONTO ON M4R1V2

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

SHADAE PARTICE WATSON Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHADAE PARTICE WATSON (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 June 27, 2025 with respect to application LTB-L-018579-25.

The Landlord's application was resolved by order LTB-L-007425-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007425-26.

This motion was heard by videoconference on March 30, 2026. The Landlord's representative Jason Paine, and the Tenant, attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on January 27, 2026.
2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-007425-26.

It is ordered that:

1. The motion to set aside Order LTB-L-007425-26, issued on February 2, 2026, is denied.
2. The stay of order LTB-L-007425-26 is lifted immediately.
3. Order LTB-L-007425-26 is unchanged.

April 1, 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.