



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

File Number: LTB-L-001264-26-SA

In the matter of: 738 PIERRE
WINDSOR ON N9A2K5

Between: BRYAN T DEANE Landlord

And

SAMANTHA HART Tenant

BRYAN T DEANE (the 'Landlord') applied for an order to terminate the tenancy and evict SAMANTHA HART (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 December 19, 2025 with respect to application LTB-L-092509-25.

The Landlord's application was resolved by order LTB-L-001264-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001264-26.

This motion was heard by videoconference on March 31, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Tenant agrees to bring forward her application LTB-T-004760-26 and withdraw it as a result of this consent.
2. The parties agree that this order resolves all matters between the parties regarding this tenancy.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-001264-26, issued on February 6, 2026, is granted.

2. Order LTB-L-001264-26, issued on February 6, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 19, 2025 with respect to LTB-L-092509-25 is cancelled and replaced with the following order:
4. The tenancy between the Landlord and the Tenants is terminated effective April 9, 2026. The Tenants must vacate the rental unit on or before April 9, 2026.
5. The Landlord shall pay the Tenant \$1,200.00 which comprises of the remainder of the rent deposit to be returned to the Tenant.
6. The Tenant waives any interest on the rent deposit.
7. If the Landlord does not pay the Tenant the full amount owing on or before April 8, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 9, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 9, 2026, then starting April 10, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 10, 2026.
10. This order resolves all issues between the parties with respect to this tenancy.

April 7, 2026
Date Issued

Julie Broderick
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.