



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

File Number: LTB-L-015783-26-SA

In the matter of: Upper, 19 Watson Drive
Barrie ON L4M6W3

Between: Valeriano Mestre Landlords
Cathy Mestre

And

Gabriella Hadlley Tenant

Valeriano Mestre and Cathy Mestre (the 'Landlords') applied for an order to terminate the tenancy and evict Gabriella Hadlley (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on February 19, 2026 with respect to application LTB-L-094087-25.

The Landlords' application was resolved by order LTB-L-015783-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015783-26.

This motion was heard by videoconference on April 9, 2026. The Landlord's representative Andrea Lahey, and the Tenant represented by Cheryl Widdrington, attended the hearing.

Determinations:

1. Order 094087-25 terminated the tenancy on March 31, 2026 and the Tenants vacated the unit on March 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-015783-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015783-26, issued on February 27, 2026, is set aside and cannot be enforced.

April 14, 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.