



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

File Number: LTB-L-013218-26-SA

In the matter of: 3, 1268 NOTRE DAME AVE
SUDBURY ON P3A2T9

Between: Viveksagar Patel Landlord

And

Tom Seguin Tenants
Nathalie Barrette

Viveksagar Patel (the 'Landlord') applied for an order to terminate the tenancy and evict Tom Seguin and Nathalie Barrette (the 'Tenant') because the Tenant did not meet a condition specified in the consent order issued on January 15, 2026 with respect to application LTB-L-090217-25.

The Landlord's application was resolved by order LTB-L-013218-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-013218-26.

This motion was heard by videoconference on April 9, 2026.

The Landlord and the Tenant, Tom Seguin, attended the hearing. The Tenant confirmed they had the authority to act on behalf of both named Tenants.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Tenants motion is denied, and the stay shall be lifted on May 15, 2026.
2. So long as the Tenants vacate the rental unit and return the keys to the Landlord on or by May 15, 2026, the Landlord will forever waive any rent arrears for May of 2026.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-013218-26, issued on February 27, 2026, is denied.
2. The stay of order LTB-L-013218-26 is lifted May 15, 2026.
3. Order LTB-L-013218-26 is unchanged.

April 16, 2026
Date Issued

Terri van Huisstede
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.