



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

File Number: LTB-L-018910-26-SA

In the matter of: 2, 146 DEAN AVE
SUDBURY ON P3C3C6

Between: Manavi Kaur Momi Landlord

And

Michel Gauthier Tenant

Manavi Kaur Momi (the 'Landlord') applied for an order to terminate the tenancy and evict Michel Gauthier (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on February 11, 2026 with respect to application LTB-L-085406-25.

The Landlord's application was resolved by order LTB-L-018910-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018910-26.

This motion was heard by videoconference on April 15, 2026. The Landlord and Geneieve Gauthier, the Tenant's daughter and occupant of the rental unit, attended the hearing.

The Tenant agreed to vacate the rental unit by June 30, 2026.

Determinations:

1. Order LTB-L-085406-25, issued on February 11, 2026 granted relief from eviction with conditions that included not making loud noises and not interfering with reasonable enjoyment.
2. The parties agree that on February 24, 2026, the conditions of the order were breached. The Tenant was assaulted by her partner Nicolas Lewis. Mr. Lewis has been arrested and charged. Ms. Gauthier testified that she will no longer allow Mr. Lewis into the rental unit or onto the residential complex.
3. The rental unit is in the basement and the Landlord lives upstairs. The Landlord testified that she no longer feels safe in her home due to the ongoing issues with Ms. Gauthier and Mr. Lewis. She has moved out and is living with relatives until this matter is resolved.

4. Considering the fact the Ms. Gauthier was the victim of assault, I find that a delay lifting the stay until June 30, 2026, to provide time to relocate is reasonable. I also find that additional conditions are appropriate as set out below.

It is ordered that:

1. The motion to set aside Order LTB-L-018910-26, issued on March 9, 2026, is denied.
2. The stay of order LTB-L-018910-26 is lifted June 30, 2026.
3. Order LTB-L-018910-26 is unchanged.
4. The Tenant or the occupant shall not permit Nicolas Lewis into the rental unit or onto the residential complex.
5. The Tenant or the occupant shall not permit another person to occupy the rental unit.
6. In the event the Tenant or occupant fail to comply with the conditions set out in paragraph 4 or 5, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant earlier than June 30, 2026 pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 17, 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.

