



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

File Number: LTB-L-011722-26-SA

In the matter of: 202, 20 MARK AVE
VANIER ON K1L6A7

Between: Mark Manor Landlord

And

Giuseppe Merlo Tenant

Mark Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Giuseppe Merlo (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 6, 2026, with respect to application LTB-L-102880-25.

The Landlord's application was resolved by order LTB-L-011722-26, 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-011722-26.

This motion was heard by videoconference on April 14, 2026.

The Landlord's legal representative Denis Sabourin, the Landlord's agents Paul Hill and Richard Houde, and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-011722-26, issued on March 9, 2026, is denied.
2. The stay of order LTB-L-011722-26 is lifted immediately.

April 20, 2026
Date Issued

Kyle McGraw
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.