



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

File Number: LTB-L-019416-26-SA

In the matter of: 301, 444 PARK ST W
WINDSOR ON N9A5V3

Between: 444 Park Street Holdings Corp. Landlord

And

Chismo Chifukwa Tenants
Brice Talbot

444 Park Street Holdings Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Chismo Chifukwa and Brice Talbot (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 3, 2026, with respect to the application LTB-L-097264-25.

The Landlord's application was resolved by the order LTB-L-019416-26, issued on March 9, 2026. This order was issued without a hearing being held.

On March 16, 2026, the Tenants filed a motion to set aside the order LTB-L-019416-26, issued on March 9, 2026.

This motion was heard by videoconference on April 16, 2026.

The Tenants and the Landlord's Legal Representative, Jennifer Murray, attended the hearing.

Determinations:

1. The parties agreed that the Tenants moved out and returned vacant possession of the rental unit to the Landlord on April 15, 2026.
2. The Tenants therefore requested the consent of the Board to withdraw their motion to set aside the order LTB-L-019416-26, issued on March 9, 2026.
3. The Landlord was not opposed to the Tenants' request.
4. Accordingly, the Tenants' motion to set aside the order LTB-L-019416-26, issued on March 9, 2026, is denied.

5. The stay of the order LTB-L-019416-26, issued on March 9, 2026, shall be lifted immediately.

It is ordered that:

1. The motion to set aside the order LTB-L-019416-26, issued on March 9, 2026, is denied. The order remains unchanged.
2. The stay of the order LTB-L-019416-26, issued on March 9, 2026, is lifted immediately.

April 22, 2026
Date Issued

Alexandre Traboulsi
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.