



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

File Number: LTB-L-009759-26-SA

In the matter of: 704 CARTIER BLVD
HAWKESBURY ON K6A1W7

Between: Ali Hossain Sikder Landlord

And

Jennifer Larocque Tenant

Ali Hossain Sikder (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Larocque (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on January 9, 2026 with respect to application LTB-L-095270-25.

The Landlord application was resolved by order LTB-L-009759-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009759-26.

This motion was heard by videoconference on April 2, 2026.

The Landlord's Legal Representative Marie Beaupre, the Tenant's Legal Representative Samuel Gauthier and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord consented to the set aside motion
2. The parties requested an order on consent, and I agreed

It is ordered that:

1. The motion to set aside Order LTB-L-009759-26, issued on February 17, 2026, is granted.
2. The mediated settlement signed by the parties on January 9, 2026 with respect to LTB-L-095270-25 is amended as follows:
 - a. The Tenant shall pay the lawful rent in full and on time for a period of 12 months from the date of this order.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Landlord agrees to follow all orders issued by the Town of Hawkesbury, particularly the order found at page 7 of DOC-7651371.

April 23, 2026

Date Issued

Robert Patchett

Vice Chair, 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.