



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-022015-26-SA

In the matter of: Basement, 4 AMARYLLIS AVE
RICHMOND HILL ON L4E3T7

Between: Charlette James Landlord

And

Ryan Andruga Male Tenant

Charlette James (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Andruga Male (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-022015-26, issued on March 18, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022015-26.

The motion was heard by videoconference on May 5, 2026.

The Landlord, the Landlord's Representative, Tania Avila, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-022015-26, issued on March 18, 2026, is granted.
2. Order LTB-L-022015-26, issued on March 18, 2026, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant is terminated as of April 21, 2026.

May 13, 2026
Date Issued

Nicole Pedron
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.