



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

**File Number:** LTB-L-096232-25-SA

**In the matter of:** 205, 28 MACPHERSON AVE  
TORONTO ON M5R1W8

**Between:** 28 Macpherson Inc. Landlord

**And**

Lucia Nunes De La Cuevas Tenants  
Aaron Sauve

28 Macpherson Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lucia Nunes De La Cuevas and Aaron Sauve (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on July 11, 2024 with respect to application LTB-L-095918-23.

The Landlord's application was resolved by order LTB-L-096232-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-096232-25.

This motion was heard by videoconference on January 12, 2026, March 6, 2026 and May 7, 2026.

The Landlord's Legal Representative, S. Marchionne, the Landlord's Agent, Guiseppe Scarfo, the Landlord's support person, A. Gore, the Tenants' Legal Representative, O. Dooley, one of the Tenants, Lucia Nunes De La Cuevas, and the Tenants' support person, Jennifer Martin, attended the hearings on January 12, 2026 and March 6, 2026.

Only the Landlord's Legal Representative, S. Marchionne, the Tenants' Legal Representative, O. Dooley, one of the Tenants, Lucia Nunes De La Cuevas, and the Tenants' support person, Jennifer Martin, attended the hearing on May 7, 2026.

At the hearing on May 7, 2026, the parties consented to the following order.

**On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-096232-25, issued on December 1, 2025, is granted.

2. Order LTB-L-096232-25, issued on December 1, 2025, is set aside and cannot be enforced.

**May 11, 2026**  
**Date Issued**

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Lisa Del Vecchio  
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.