



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

File Number: LTB-L-029207-26-SA

In the matter of: 445 MILL ST
BLYTH ON N0M1H0

Between: Poul Hansen
Maria Gomes Landlords

And

Katie Carter Tenant

Poul Hansen and Maria Gomes (the 'Landlords') applied for an order to terminate the tenancy and evict Katie Carter (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on March 6, 2025, with respect to application LTB-L-105198-24.

The Landlords' application was resolved by order LTB-L-029207-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029207-26.

This motion was heard by videoconference on May 26, 2026.

The Landlords' legal representative Lauren Piroli, the Landlord Poul Hansen, and the Tenant's legal representative Aron Van de Kleut attended the hearing.

The Parties Agree:

1. The Landlords collected a rent deposit and the deposit held by the Landlords shall be applied to rent for the month of August 2026.
2. The Tenant remains obligated to pay the lawful monthly rent as it comes due for the months of June, and July 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-029207-26, issued on April 13, 2026, is granted.
2. Order LTB-L-029207-26, issued on April 13, 2026, is set aside and cannot be enforced.

3. The previous order issued on March 6, 2025, with respect to LTB-L-105198-24 is amended as follows:
4. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
5. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after September 1, 2026.

May 28, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.