



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

File Number: LTB-L-030558-26-SA

In the matter of: 303, 1170 FENNELL AVE E
HAMILTON ON L8T1S7

Between: Drake Property Management Landlord

And

JOSEPH SALVO Tenant

Drake Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPH SALVO (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 order issued by the LTB on October 22, 2025 with respect to application LTB-L-059295-25.

The Landlord's application was resolved by order LTB-L-030558-26, 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-030558-26.

This motion was heard by videoconference on June 2, 2026. The Landlord's representative Emily Barbati, and the Tenant, attended the hearing. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-030558-26, issued on April 13, 2026, is granted.
2. Order LTB-L-030558-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-059295-25 remains in effect.

June 4, 2026

Date Issued

Greg Joy

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.