



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

File Number: LTB-L-035365-26-SA

In the matter of: 4, 319 LAKESHORE DR
NORTH BAY ON P1A2C3

Between: Main Street (No. 15) Inc. Landlord

And

Angela MacDonald Tenant

Main Street (No. 15) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Angela MacDonald (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on July 24, 2025, with respect to application LTB-L-023017-25.

The Landlord's application was resolved by order LTB-L-035365-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-035365-26.

This motion was heard by videoconference on June 18, 2026.

The Landlord's agent Paula Peroni, the Tenant and the Tenant's Legal Representative Ben Brown attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The motion to set aside Order LTB-L-035365-26, issued on April 27, 2026, is granted.
2. The mediated settlement signed by the parties on July 24, 2025, with respect to LTB-L-023017-25 is amended as follows:
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2026.
4. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after October 1, 2026.
6. The Landlord agrees that upon the return of the unit's keys, the Landlord shall pay to the Tenant \$5,000.00.

June 24, 2026
Date Issued

Jagger Benham
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 expires on April 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.