



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

File Number: LTB-L-030512-26-SA

In the matter of: 2, 6 PEARL CRES
CHATHAM ON N7M5R8

Between: AVANEW SINGLE FAMILY RENTAL GP Landlord
INC.

And

CASSANDRA SIMMONDS Tenants
JERRY MCINTEE

Avanew Single Family Rental GP the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Simmonds and Jerry McIntee (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on March 6, 2026 with respect to application LTB-L-105159-25. (L4 applicatino)

The Landlord's L4 application was resolved by order LTB-L-030512-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-030512-26.

This motion was heard by videoconference on June 9, 2026.

One of the Tenants, Cassandra Simmonds, and the Landlord's Legal Representative, Angie Gravelle, attended the hearing. The Tenant confirmed she was able to represent both Tenants and she did not consult with Tenant Duty Counsel prior to the hearing.

Before me, the parties requested the following order on consent to resolve the Tenants' motion. I was satisfied the parties understood the terms and consequences of their joint submission.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-030512-26, issued on April 14, 2026, is granted.
2. Order LTB-L-030512-26, issued on April 14, 2026 is set aside and cannot be enforced.
3. The previous order for rent arrears issued on March 6, 2026 with respect to LTB-L-105159-25 is cancelled, and replaced by the following:

4. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued up to June 30, 2026.

June 29, 2026
Date Issued

Alex Brkic
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.