



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

File Number: LTB-L-040655-26-SA

In the matter of: 201B, 151 STEEL ST
BARRIE ON L4M2G5

Between: M Residential Real Estate LP Landlord

And

Fernando Fonesca Tenant

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Fernando Fonesca (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 January 8, 2026 with respect to application LTB-L-095568-25-SA.

The Landlord's application was resolved by order LTB-L-040655-26, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-040655-26.

The motion was heard by videoconference on June 18, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Carter van Kessel, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-040655-26, issued on May 27, 2026, is denied.
2. The stay of order LTB-L-040655-26 is lifted on August 17, 2026.
3. Order LTB-L-040655-26 is unchanged.

June 30, 2026
Date Issued

Michelle Forrester
Hearings Officer, 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.