



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

File Number: LTB-L-093226-25-SA

In the matter of: 302, 58 Lakeview Rd
South Porcupine ON P0N1H0

Between: Cochrane District Services Board Landlord

And

William Korpan Tenant

Cochrane District Services Board (the 'Landlord') applied for an order to terminate the tenancy and evict William Korpan (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on April 24, 2025 with respect to application LTB-L-099378-24.

The Landlord's application was resolved by order LTB-L-093226-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-093226-25.

This motion was heard by videoconference on December 18, 2025. The Landlord's representative Tracy Legros, and the Tenant represented by Theresa Menard, attended the hearing.

Determinations:

1. At a hearing on April 14, 2025, the Tenant consented to an order where he would not engage in aggressive or disruptive conduct including threats, using profanity or abusive language, engaging in physical intimidation or contact, harassment, making derogatory or discriminatory comments, threatening gestures or any physical altercations.
2. Before the Landlord filed the L4 application, the Landlord alleges the Tenant used foul and offensive language and filed based on an altercation with another tenant.
3. Two of these incidents are related to one other tenant who has a release order against him for assault and uttering threats. Of the conditions imposed on the other tenant was for him to have no contact or communication in any way either directly or indirectly, by any physical, electronic or other means, with Bill Korpan, the Tenant.

4. There is an audio recording of the other tenant calling the Tenant a pedophile and threatening him. Testimony of the other incident was that the other tenant didn't have his keys and the Tenant said :you lost your keys again" which started another verbal altercation.
5. It is clear that there are issues between these two tenants and that they should have no contact between. The Tenant was directed to avoid any interactions or verbal comments to the other tenant.
6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-093226-25.

It is ordered that:

1. The motion to set aside Order LTB-L-093226-25, issued on November 12, 2025, is granted.
2. Order LTB-L-093226-25, issued on November 12, 2025, is set aside and cannot be enforced.

January 7, 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.

