



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

File Number: LTB-L-095975-25-SA

In the matter of: 248 WINDSOR AVE
TIMMINS ON P4N3B6

Between: BIG NORTH CAPITAL INC. Landlord

And

DUANE HILLOCK Tenant

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DUANE HILLOCK (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 June 10, 2025 with respect to application LTB-L-016884-25.

The Landlord's application was resolved by order LTB-L-095975-25, issued on November 19, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095975-25.

This motion was heard by videoconference on December 22, 2025. The Landlord's representative Angie Gravelle attended the hearing.

As of 2:00pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-095975-25, issued on November 19, 2025, is denied.
2. The stay of order LTB-L-095975-25 is lifted immediately.
3. Order LTB-L-095975-25 is unchanged.

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.