



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

File Number: LTB-L-095202-25-SA

In the matter of: 411, 6563 DRUMMOND RD
NIAGARA FALLS ON L2G4N6

Between: Skyline Living Real Estate Holdings Inc. c/o Landlord
Skyline Living

And

Michael Chapman Tenant

Skyline Living Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Chapman (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 October 22, 2025 with respect to application LTB-L-067535-25.

The Landlord's application was resolved by order LTB-L-095202-25, issued on November 18, 2025. This order was issued without a hearing being held.

On December 3, 2025 the Tenant filed a motion to set aside order LTB-L-095202-25.

This motion was heard by videoconference on January 5, 2026.

Only the Landlord's representative, Trevor Scheib, attended the hearing.

As of **1:30pm**, 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.

After the hearing concluded, the Tenant signed in at 1:33pm indicating that they were having technical issues signing in. There was no notification from IT indicating that they were having issues. The Landlord's representative had already left the hearing. On this basis, the Tenant was directed to reach out to obtain legal advice about the next steps as the matter had already been heard and the motion dismissed.

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-095202-25, issued on November 18, 2025, is denied.
2. The stay of order LTB-L-095202-25 is lifted immediately.

January 12, 2026
Date Issued

Terri van Huisstede
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.