



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

File Number: LTB-L-095570-25-SA

In the matter of: 1014, 870 QUEENSTON RD
STONE CREEK ON L8G0B9

Between: Queenston Road Holdings Inc Landlord

And

Pam Ford Tenants
Dennis Ford

Queenston Road Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Pam Ford and Dennis Ford (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 September 25, 2025 with respect to application LTB-L-058088-25.

The Landlord's application was resolved by order LTB-L-095570-25, issued on November 19, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-095570-25.

This motion was heard by videoconference on December 17, 2025.

Only the Landlord's legal representative, Gail Kukor Lang, attended the hearing.

As of 2:21 the Tenants were 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. The Tenants failed to meet a condition specified in the order issued by the LTB on September 25, 2025 with respect to application LTB-L-058088-25.
2. Since the Tenants did not appear at the hearing to support their motion, I find that this motion has been abandoned.
3. The Landlord advises the Tenants vacated the unit on December 5, 2025.
4. The stay of order LTB-L-095570-25 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-095570-25, issued on November 19, 2025, is denied.
2. The stay of order LTB-L-095570-25 is lifted immediately.

January 16, 2026

Date Issued

Dawn Carr

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.