



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

**File Number:** LTB-L-104035-25-SA

**In the matter of:** Unit B, 49 EASTERN AVE  
TOTTENHAM ON L0G1W0

**Between:** Frontline Property Management

Applicant

**And**

Kathryn cowan

Respondent

Frontline Property Management (the 'Applicant') applied for an order to terminate the tenancy and evict Kathryn Cowan (the 'Respondent') and for an order to have the Respondent pay the rent they owe because the Respondent did not meet a condition specified in order LTB-L-040209-25, issued on December 5, 2025.

The application was resolved by order LTB-L-040209-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104035-25.

This motion was before the LTB on January 12, 2026, and was adjourned pending the outcome of a review of order LTB-L-040209-25.

The review of order LTB-L-040209-25 was heard by videoconference on January 12, 2025.

**Reasons:**

1. In a decision issued concurrently with this one, I have granted the review of order LTB-L-040209-25, cancelled the order, and directed a new hearing of the original application.
2. Order LTB-L-104035-25 was issued because of a contravention of order LTB-L-040209-25. Since order LTB-L-040209-25 has been cancelled, there is no contravention and therefore order LTB-L-104035-25 must be set aside.

**It is ordered that:**

1. The motion to set aside Order LTB-L-104035-25, issued on December 11, 2025, is granted.

2. Order LTB-L-104035-25, issued on December 11, 2025, is set aside and cannot be enforced.

**January 21, 2026**

**Date Issued**

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**Dale Whitmore**

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.