



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

File Number: LTB-L-102099-25-SA

In the matter of: 528 ENGLISH ST
LONDON ON N5W3T9

Between: ADRIAN TROTMAN Landlord

And

SHELDON BRIGHT Tenant

ADRIAN TROTMAN (the 'Landlord') applied for an order to terminate the tenancy and evict SHELDON BRIGHT (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 21, 2025 with respect to application LTB-L-065054-25.

The Landlord's application was resolved by order LTB-L-102099-25, 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-102099-25.

This motion was heard by videoconference on January 13, 2026. The Landlord's representative Gerald Hodgins, and the Tenant, attended the hearing.

Determinations:

1. The Tenant vacated the rental unit on January 1, 2026.
2. I find that it would be unfair to set aside order LTB-L-102099-25.

It is ordered that:

1. The motion to set aside Order LTB-L-102099-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-102099-25 is lifted immediately.
3. Order LTB-L-102099-25 is unchanged.

January 16, 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.