



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

File Number: LTB-L-100560-25-SA

In the matter of: 406, 40 TEESDALE PL
SCARBOROUGH ON M1L1L3

Between: Toronto Community Housing Corporation Landlord

And

Anna Rose Marie Schmidt Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Rose Marie Schmidt (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 12, 2025, with respect to application LTB-L-092384-24.

The Landlord's application was resolved by order LTB-L-100560-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-100560-25.

This motion was heard by videoconference on January 14, 2026.

Only the Landlord's legal representative, John Edlund, attended the hearing.

As of 1:37 PM, 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.
2. The stay of order LTB-L-100560-25 issued on December 8, 2025, is lifted immediately and the order remains unchanged.

It is ordered that:

1. The motion to set aside Order LTB-L-100560-25, issued on December 8, 2025, is denied.

2. The stay of order LTB-L-100560-25 is lifted immediately.

January 23, 2026

Date Issued

Melissa Anjema

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.