



**Order under Section 94.11(1)
Residential Tenancies Act, 2006**

File Number: LTB-C-081655-25-SA

In the matter of: 206, 5 Southvale Road
St Mary's ON N4X1E9

Between: Little Falls Co-operative Homes Inc. Co-op

And

William Biddle Co-op Member

Little Falls Co-operative Homes Inc. (the 'Co-op') applied for an order to end the occupancy of the member unit and evict William Biddle (the 'Co-op Member') and for an order to have the Co-op Member pay the regular monthly housing charges they owe because the Co-op Member failed to meet a condition specified in the with respect to application LTB-C-033819-24.

This application was decided without a hearing being held. Order LTB-C-081655-25 was issued on October 16, 2025 ('Ex-Parte Order').

The co-op Member filed a motion to set aside the Ex-Parte Order and requested that the order be stayed pending the hearing of the motion. The order was stayed, and the motion sent to a hearing.

The set aside motion was adjourned on December 17, 2025, to allow the co-op Member to participate in the hearing. The parties agreed to return on January 16, 2026, at 10:00 a.m.

The Co-op's Representative, Robert Rose, and the Co-op Member's Finance, Courtney Roth, attended the hearing. TDC Van de Kluet also attended the hearing on December 17, 2025, as a friend of the court.

The set aside motion was heard by videoconference on January 16, 2026.

Only the Co-op's Representative, Robert Rose, attended the hearing on January 16, 2026. TDC Robert Spencer also attended the hearing as a friend of the court.

As of 10:15 a.m., the Co-op Member 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 co-op Member did not attend the hearing to provide evidence or submissions to support their motion, I find that the motion has been abandoned and must be denied.
2. As the co-op Member's motion is denied, the co-op requested that the stay be lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-C-081655-25, issued on October 16, 2025, is denied.
2. The stay of order LTB-C-081655-25 is lifted immediately.

January 21, 2026

Date Issued

Colette Myers

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.

