



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

File Number: LTB-L-097342-25-SA

In the matter of: B-Lower, 52 HASTINGS DR
BELLEVILLE ON K8N1J3

Between: 2815775 Ontario Inc. Landlord

And

Virginia White Tenant

2815775 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Virginia White (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 November 18, 2025 with respect to application LTB-L-075444-25.

The Landlord's application was resolved by order LTB-L-097342-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097342-25.

This motion was heard by videoconference on January 22, 2026. The Landlord's representative Lorrie McCullough attended the hearing.

As of 2:00pm, 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. The Tenant vacated the rental unit on January 11, 2026.
2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-097342-25, issued on November 24, 2025, is denied.
2. The stay of order LTB-L-097342-25 is lifted immediately.
3. Order LTB-L-097342-25 is unchanged.

January 26, 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.