



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

File Number: LTB-L-105046-25-SA

In the matter of: 10, 253 RIDOUT ST
RODNEY ON N0L2C0

Between: St. Thomas-Elgin Social Services Landlord

And

Stephanie Sypher Tenant

St. Thomas-Elgin Social Services (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Sypher (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 11, 2025 with respect to application LTB-L-017979-25.

The Landlord's application was resolved by order LTB-L-105046-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105046-25.

This motion was heard by videoconference on January 27, 2026. The Landlord's representative Lianne Pike attended the hearing.

As of 10:00am, 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 consented to an order not to yell, sear, slam doors, throw items or make excessive noise.
2. E-mails submitted by the Landlord show complaints on several occasions from the Tenant's neighbours about this ongoing issue. The Landlord has attempted to work with the Tenant but after three agreements the Tenant continues the behaviour.
3. 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-105046-25, issued on January 5, 2026, is denied.
2. The stay of order LTB-L-105046-25 is lifted immediately.
3. Order LTB-L-105046-25 is unchanged.

January 28, 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.