



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

File Number: LTB-L-106454-25-SA

In the matter of: 305, 2 ROYAL YORK RD
ETOBICOKE ON M8V2S6

Between: 2 Royal York Apartments Landlord

And

Dana Marie Ryan Tenants
Michael Craig Devane

2 Royal York Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Dana Marie Ryan and Michael Craig Devane (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on April 11, 2025 with respect to application LTB-L-005369-25.

The Landlord's application was resolved by order LTB-L-106454-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-106454-25.

This motion was heard by videoconference on January 27, 2026.

The Landlord's legal representative, Allistair Trent, and the Tenants attended the hearing.

Determinations:

1. The Tenants requested to withdraw their motion. The Tenants stated they vacated the rental unit on January 23, 2026.
2. Given the Tenants' withdrawal, the stay of order LTB-L-106454-25, issued on January 6, 2026, is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-106454-25, issued on January 6, 2026, is withdrawn.
2. Order LTB-L-106454-25, issued on January 6, 2026, is unchanged.
3. The stay of order LTB-L-106454-25 is lifted immediately.

February 3, 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.