



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

File Number: LTB-L-106189-25-SA

In the matter of: 318, 1296 FENNELL AVE E
HAMILTON ON L8T1T5

Between: The Effort Trust Company Landlord

And

Christopher Maskell Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Maskell (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 October 2, 2025 with respect to application LTB-L-059174-25.

The Landlord's application was resolved by order LTB-L-106189-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106189-25.

This motion was heard by videoconference on February 3, 2026. The Landlord's representative Kimberly Holleran, and the Tenant, who met with Duty Counsel, attended the hearing.

The Tenant acknowledged that she cannot afford to continue the tenancy. The Tenant requested a delay in lifting the stay until February 28, 2026. The Landlord agreed to the request.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-106189-25, issued on January 6, 2026, is denied.
2. The stay of order LTB-L-106189-25 is lifted on February 28, 2026.
3. Order LTB-L-106189-25 is unchanged.

February 6, 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.