



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

File Number: LTB-L-107431-25-SA

In the matter of: 15, 265 CEDAR ST
SUDBURY ON P3B1M8

Between: 1732849 Ontario Inc. Landlord

And

Nicholas Cook Tenant

1732849 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Cook (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on December 9, 2025 with respect to application LTB-L-072744-25.

The Landlord's application was resolved by order LTB-L-107431-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107431-25.

This motion was heard by videoconference on February 3, 2026. Only the Landlord's agents, Ryan Minor and Anthony Rocca, attended the hearing.

As of 1:31pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by mail sent on January 20, 2026 by the LTB. The mail was not returned undeliverable. There was not record of a request to adjourn the hearing.

Determinations:

1. 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-107431-25, issued on January 8, 2026, is denied.
2. The stay of order LTB-L-107431-25 is lifted immediately.

February 9, 2026
Date Issued

Terri van Huisstede
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.