



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

File Number: LTB-L-000122-26-SA

In the matter of: 231 BRIDLEWREATH ST
KITCHENER ON N2E4B5

Between: Karanvir Kang Landlord

And

Ashley Dyer Tenants
Thomas Dyer

Karanvir Kang (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Dyer and Thomas Dyer (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 8, 2025 with respect to application LTB-L-079071-25.

The Landlord's application was resolved by order LTB-L-000122-26, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-000122-26.

This motion was heard by videoconference on February 24, 2026. The Landlord, and the Tenant Ashley Dyer, attended the hearing.

Determinations:

1. Starling Housing has agreed to assist the Tenants to pay arrears of rent. An email from Stephanie Ernst at Starling Housing to the Landlord shows that they have attempted to work with the Landlord.
2. The amount the Tenants owe the Landlord has not increased since order LTB-L-079071-25 was issued.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-000122-26 to allow time for Starling Housing to assist the Tenants.

It is ordered that:

1. The motion to set aside Order LTB-L-000122-26, issued on January 7, 2026, is granted.

2. Order LTB-L-000122-26, issued on January 7, 2026, is set aside and cannot be enforced.

March 2, 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.