



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-002699-26-SA

In the matter of: 326 SAGINAW PKY
CAMBRIDGE ON N1T1R8

Between: Smooth Property Management Landlord

And

Melody Folz Tenants
Kayla Barr

Smooth Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Melody Folz and Kayla Barr (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on December 5, 2025 with respect to application LTB-L-073330-25.

The Landlord's application was resolved by order LTB-L-002699-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-002699-26.

This motion was heard by videoconference on February 25, 2026.

The Tenants and the Landlord's Legal Representative Michael Gaspar attended the hearing.

1. At the hearing, the Tenants sought to withdraw the application because they vacated the rental unit as of January 31, 2026.
2. The motion to set aside the order is, as a result, denied and the stay is lifted immediately.

February 27, 2026
Date Issued

Elle Venhola
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.