



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

File Number: LTB-L-005017-26-SA

In the matter of: 2, 4329 SENECA ST
NIAGARA FALLS ON L2E1G5

Between: Derek Dunham Landlord

And

Cory Campbell Tenant

Derek Dunham (the 'Landlord') applied for an order to terminate the tenancy and evict Cory Campbell (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board (the 'Board') on December 1, 2025, with respect to LTB-L-088672-25.

The Landlord's application was resolved by order LTB-L-005017-26, issued on January 26, 2026. The order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005017-26.

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

The Tenant's Legal Representative Jennifer Priestly, the Landlord's Legal Representative Judith Callender and the Landlord attended the hearing.

The parties before the Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the motion.

The parties agreed:

1. The Tenant withdraws the motion, and the stay will be lifted April 30, 2026.

On consent of the parties, it is ordered that:

2. The motion to set aside order LTB-L-005017-26, issued January 26, 2026, is denied.
3. The stay of order LTB-L-005017-26, issued January 26, 2026, is lifted on April 30, 2026.

March 5, 2026
Date Issued

Melinda Jamieson
Hearing Officer, 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.