



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: 2815220 Ontario Inc v Knapton, 2026 ONLTB 18462

Date: 2026-03-05

File Number: LTB-L-071487-25-SA-RV

In the matter of: 3, 10 APPLEWOOD DR
BELLEVILLE ON K8P4E2

Between: 2815220 Ontario Inc Landlord

And

Chris Knapton Tenant

REVIEW ORDER

2815220 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Knapton (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 August 23, 2022 with respect to application LTB-L-006633-22.

The Landlord's application was resolved by order LTB-L-071487-25, issued on September 4, 2025. This order was issued without a hearing being held.

On September 14, 2025, the Tenant filed a motion to set aside order LTB-L-071487-25.

The motion to set aside the order was resolved by order LTB-L-071487-25-SA, issued on October 23, 2025.

On November 24, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 25, 2025 interim order LTB-L-071487-25-SA-RV-IN was issued, staying the order issued on September 4, 2025.

On January 8, 2026, the Tenant's review request was granted with interim order LTB-L-071487-25-RV-IN2 being issued and the Board directed the application to a fresh hearing.

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

Only the Landlord attended the hearing.

As of 1:30 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. At the review hearing, it was confirmed that the Tenant accessed the Tribunals Ontario Portal on September 14, 2025 and consented to emails from the LTB. The Notice of Hearing for the review hearing, held on December 10, 2025, was emailed to the Tenant on November 26, 2025 and the Tenant attended the review hearing. At the review hearing, the Tenant requested that the Notice of Hearing for the motion to set aside be mailed to him as he has limited access to the internet. The Tenant was informed the request would be added to the file however he was advised to check his email on a regular basis for the Notice of Hearing for his motion. The Notice of Hearing for February 25, 2026 was emailed to the Tenant on January 14, 2026. The emails sent to the Tenant by the LTB over the course of this L4 application have not been returned to the LTB as undeliverable. I am therefore satisfied that the Notice of Hearing was provided to the Tenant by the LTB by a method consented to by the Tenant.
2. The Landlord stated the last payment received from the Tenant was on September 20, 2025 in the amount of \$142.00. It is his opinion that the Tenant's motion to set aside and his non-attendance at this hearing is nothing more than a stall tactic. As such, he is seeking that the stay be lifted immediately.
3. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
4. As a result, the motion to set aside is denied and the stay on the order shall be lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-071487-25-SA, issued on October 23, 2025, is denied.
2. The interim order, LTB-L-071487-25-SA-RV-IN, issued on November 25, 2025, is cancelled.
3. The stay of order LTB-L-071487-25-SA is lifted immediately.

March 5, 2026
Date Issued

Susan Priest
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.