



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

File Number: LTB-L-103486-25-SA

In the matter of: 311, 1435 Celebration Drive
Pickering, ON L1W0C4

Between: EES Financial Services Ltd Landlord

and

Keera Ross Tenant

SET ASIDE ORDER

EES Financial Services Ltd (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Keera Ross (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Landlord claimed that the Tenant failed to meet a condition specified in the mediated agreement issued by the Board on August 20, 2025 with respect to L1 application LTB-L-045986-25.

The L4 application was resolved by order LTB-L-1034860-25 issued on January 5, 2026 (the 'L4 Order'), which terminated the tenancy effective January 16, 2026.

On January 29, 2026 the Tenant filed a S2 form seeking to set aside the L4 Order along with a request to extend time to file the set aside motion.

By Member Direction issued January 29, 2026, the request to extend time was granted.

The set aside motion was heard by videoconference on February 23, 2026. As of 10:11am (the hearing was scheduled to start at 9am), only the Landlords' agents Brenda Griffin and Dale Murphy attended the hearing. The Tenant was not present or represented although properly served with notice of the set aside motion by email on January 29, 2026. The Tenant had consented to service from the LTB by email. There was no request to adjourn or reschedule the motion so it was conducted in the absence of the Tenant.

Determinations:

1. Since the Tenant did not attend the set aside motion, I find that the motion has been abandoned.

It is ordered that:

2. The set aside motion was abandoned so it is denied.
3. The L4 Order LTB-L-1034860-25 issued on January 5, 2026 is confirmed and remains unchanged.
4. The stay of the L4 Order is lifted immediately.

March 4, 2026
Date Issued

Michelle Tan
Vice Chair, 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.