



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

File Number: LTB-L-005219-26-SA

In the matter of: 404, 10 ST DENNIS DR
NORTH YORK ON M3C1E9

Between: 10-12 St. Dennis Drive Ltd. Landlord

And

Dominic Cameal Tenant

10-12 St. Dennis Drive Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dominic Cameal (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on November 4, 2025 with respect to application LTB-L-069814-25.

The Landlord's application was resolved by order LTB-L-005219-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005219-26.

This motion was heard by videoconference on March 5, 2026. The Tenant attended the hearing.

As of 10:00am, the Landlord 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. The Tenant testified that she is back on track with the requirements of order LTB-L-069814-25. The Landlord did not attend to challenge the Tenant's motion to set aside.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-005219-26.

It is ordered that:

1. The motion to set aside Order LTB-L-005219-26, issued on January 26, 2026, is granted.
2. Order LTB-L-005219-26, issued on January 26, 2026, is set aside and cannot be enforced.
3. Order LTB-L-069814-25 remains in effect.

March 6, 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.