



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

File Number: LTB-L-005697-26-SA

In the matter of: 416 Parnian Private
Ottawa ON K2J6H3

Between: Alain Billard Landlord
Raja Khanal

And

Korey Ashton Tenant

Alain Billard and Raja Khanal (the 'Landlord') applied for an order to terminate the tenancy and evict Korey Ashton (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 January 15, 2026 with respect to application LTB-L-093047-25-SA.

The Landlord's application was resolved by order LTB-L-005697-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005697-26.

This motion was heard by videoconference on March 10, 2026.

Only the Landlord and the Landlord's legal representative, James Moak, 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. The Tenant did not attend the hearing throughout the entire hearing block. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The Landlord's legal representative submitted that the Tenant repeatedly files motions to set aside and fails to attend hearings in order to stall the proceedings.
3. At the time of the hearing of this motion, the arrears of rent up to March 31, 2026, and the Landlords application filing fee amounted to \$16,684.50.

It is ordered that:

1. The motion to set aside Order LTB-L-005697-26, issued on January 27, 2026, is denied.
2. The stay of order LTB-L-005697-26 is lifted immediately.

March 19, 2026
Date Issued

Jana Rozehnal
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.