



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

File Number: LTB-L-009691-26-SA

In the matter of: Upper, 34 GLEN AVE
SMITHS FALLS ON K7A1S5

Between: Michael Marshall Landlord

And

Angel Craig Tenants
Nicholas Kelford

Michael Marshall (the 'Landlord') applied for an order to terminate the tenancy and evict Angel Craig and Nicholas Kelford (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on May 7, 2025 with respect to application LBT-L-005856-25.

The Landlord's application was resolved by order LTB-L-009691-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-009691-26.

This motion was heard by videoconference on March 12, 2026. The Landlord represented by Katherine Gale, attended the hearing.

As of 10:00am, 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. The Tenant has vacated the rental unit.
2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-009691-26, issued on February 6, 2026, is denied.
2. The stay of order LTB-L-009691-26 is lifted immediately.

3. Order LTB-L-009691-26 is unchanged.

March 16, 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.