



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

File Number: LTB-L-003119-26-SA

In the matter of: Lower, 705 MOY AVE
WINDSOR ON N9A2N5

Between: Goldmar Property Management Landlord

And

Luke McGraw Tenant
Laureen McGraw

Goldmar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Luke McGraw and Laureen McGraw (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 6, 2026 with respect to application LTB-L-034303-25.

The Landlord's application was resolved by order LTB-L-003119-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-003119-26.

This motion was heard by videoconference on March 11, 2026.

Only the Landlord's Legal Representative Justin Brodie Timms-Fryer attended the hearing.

As of 1:54 PM, 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. 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-003119-26, issued on January 19, 2026, is denied.
2. The stay of order LTB-L-003119-26 is lifted immediately.

March 13, 2026
Date Issued

Kate Sinipostolova
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.