



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

File Number: LTB-L-009293-26-SA

In the matter of: 210, 5528 BUCHANAN AVE
NIAGARA FALLS ON L2G3T8

Between: Good Shepherd Non-Profit Homes Inc. Landlord

And

Catharine Van Bergen Tenant

Good Shepherd Non-Profit Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Catharine Van Bergen (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 6, 2025 with respect to application LTB-L-090097-24, LTB-L-013463-25, LTB-L-044178-25.

The Landlord's application was resolved by order LTB-L-009293-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009293-26.

This motion was heard by videoconference on March 19, 2026. The Landlord's representatives Francisco Gomez and Jillian Bennett, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was evicted on February 13, 2026 by order LTB-L-090770-25 and the Landlord has regained vacant possession of the rental unit.
2. The issue of termination of the tenancy is moot.

It is ordered that:

1. The motion to set aside Order LTB-L-009293-26, issued on February 6, 2026, is granted.
2. Order LTB-L-009293-26, issued on February 6, 2026, is set aside and cannot be enforced.

March 24, 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.