



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-008151-26-SA

In the matter of: UNIT 5 -ROOM 2, 889 MAIN ST E
HAMILTON ON L8M1M4

Between: WATERDOWN INVESTMENT INC

Landlord

And

JAMES TIMSON

Tenant

WATERDOWN INVESTMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES TIMSON (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-008151-26, issued on . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-008151-26.

The motion was heard by videoconference on March 23, 2026.

The Landlord's Representative, Adam Hamdani, and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant sought the consent of the LTB to withdraw his motion to set aside ex parte order LTB-L-008151-26. The Landlord did not object.
2. Pursuant to section 200(4) of the *Residential Tenancies Act*, 2006, the request is granted. The Tenant's motion to set aside is withdrawn, and the stay is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-008151-26, issued on February 2, 2026, is withdrawn..
2. The stay of order LTB-L-008151-26 is lifted immediately.

March 30, 2026
Date Issued

Robert Brown
Vice Chair, 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.