



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

Citation: Nikore v Jennings-Knight, 2026 ONLTB 22110

Date: 2026-03-18

File Number: LTB-L-048706-25-SA-RV-**AM**

In the matter of: 2, 484 WEST ST
BRANTFORD ON N3R3W7

Between: Veena Nikore Landlord

And

Patience Jennings-Knight Tenant

Amended Review Order

This order has been amended to correct a clerical error. The change to the order below is underlined and in bold font for clarity and ease of reference.

Veena Nikore (the 'Landlord') applied for an order to terminate the tenancy and evict Patience Jennings-Knight (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 21, 2025 with respect to application LTB-L-056779-24.

The Landlord's application was resolved by order LTB-L-048706-25, issued on June 20, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-048706-25 on June 20, 2025.

The set aside motion was granted by order LTB-L-048706-25-SA issued on September 10, 2025.

On October 8, 2025 the Landlord requested a review of the September 10, 2025 order.

On October 10, 2025 interim order LTB-L-048706-25-RV-IN was issued, directing the review request to a hearing.

The review request was heard by videoconference on December 10, 2025, and granted by order LTB-L-048706-SA-RV-IN, issued on January 7, 2026. The Tenant's set aside motion was directed to be heard *de novo* (anew).

The set aside motion was heard *de novo* by videoconference on March 11, 2026.

Only the Landlord and the Landlord's legal representative, Jahne Baboulas ('JB'), attended the hearing.

As of 1:31 p.m. 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:

Set Aside Motion Abandoned:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned. The motion is therefore denied.
2. The stay of order LTB-L-048706-25 is lifted immediately.

Expiry of Eviction Order:

3. Order LTB-L-048706-25 was issued on June 20, 2025. In accordance with section 81 of the *Residential Tenancies Act, 2006* (the 'Act'), at the bottom of order LTB-L-048706-25 it states that the order expires on January 2, 2026, 6 months after the day the order took effect.
4. After the Tenant filed her motion to set order LTB-L-048706-25 aside, a notice of hearing and stay of order was issued by the LTB on June 23, 2025. The Tenant bringing the set-aside motion triggered an immediate automatic stay of order LTB-L-048706-25 when the LTB received the motion: ss. 78(10), *Residential Tenancies Act, 2006*.
5. Order LTB-L-048706-25 remained stayed until order LTB-L-048706-25-SA was issued on September 10, 2025, when order LTB-L-048706-25 was set aside. Order LTB-L-048706-25, then remained set aside until after the review request was heard, and interim review order LTB-L-048706-25-SA-RV-IN was issued on January 7, 2026. At that point, order LTB-L-048706-25-SA was cancelled. Order LTB-L-048706-25 was no longer set aside, but it was again stayed pending the re-hearing of the set aside motion.
6. Up to the March 18, 2026 when this order is issued, order LTB-L-048706-25 had not been enforceable for even one entire day before it was stayed.
7. As set out above, eviction orders expire six months after the day the order takes effect. Time during which an order is stayed, however, does not count toward this 6-month period: *Briarlane v. Limas*, 2020 ONSC 7118 (CanLII), para 34; *Elguindy v. Galaxy Real Estate Core Ontario LP*, 2024 ONSC 5911 (CanLII), paras 19-35.
8. Although there was a period during which order LTB-L-048706-25 was set aside, that set aside order was cancelled by order LTB-L-048706-25-SA-RV-IN. In effect, order LTB-L-048706-25 has remained stayed and unenforceable from June 20, 2025 until the issuance of this order.

9. The statement in order LTB-L-048706-25 that the eviction order expires January 2, 2026 is no longer accurate because of the stay that has been in place.
10. The part of order LTB-L-048706-25 relating to eviction now expires on September 17, 2026 (6 months less 1 day after the issuance of this order). In making this determination, I have counted the one partial day that the order was enforceable against this 6-month period set out in s. 82 of the *Residential Tenancies Act, 2006*. Order LTB-L-048706-25 issued June 20, 2025 is hereby amended accordingly to reflect this revised expiry date.

It is ordered that:

1. The motion to set aside Order LTB-L-048706-25, issued on June 20, 2025, is **denied**.
2. The stay of order LTB-L-048706-25 is lifted immediately.
3. Order LTB-L-048706-25 is unchanged, except that the part of the order relating to eviction now expires on September 17, 2026.

April 1, 2026
Date Amended

Mark Melchers
Member, Landlord and Tenant Board

March 18, 2026
Date Issued

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.