



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

File Number: LTB-L-017579-26-SA

In the matter of: B, 24 GEORGE STREET
FINCH ON K0C1K0

Between: Roy Mills Landlords
Tammy Mills

And

Kelsey Spry Tenants
Ryan Hambleton

Roy Mills and Tammy Mills (the 'Landlords') applied for an order to terminate the tenancy and evict Kelsey Spry and Ryan Hambleton (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 March 24, 2025 with respect to application LTB-L-089931-24.

The Landlord's application was resolved by order LTB-L-017579-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-017579-26.

This motion was heard by videoconference on April 2, 2026.

The Landlord Tammy Mills and the Landlord's Legal Representative Nicole Balthazar attended the hearing.

As of 1:23 p.m., the Tenants were 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 Tenants did not attend the hearing to support their set aside motion, I find the Tenants have abandoned this motion.

It is ordered that:

1. The motion to set aside order LTB-L-017579-26, issued on March 2, 2026, is denied.

2. The stay of order LTB-L-017579-26 is lifted immediately.

April 10, 2026
Date Issued

John Cashmore
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.