



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

File Number: LTB-L-016294-26-SA

In the matter of: 14782 HEART LAKE RD (House Only)
CALEDON (INGLEWOOD) ON L7C2J7

Between: Kanwaljit Kang Landlord

And

Billy Bagnell Tenants
Amanda Cornish

Kanwaljit Kang (the 'Landlord') applied for an order to terminate the tenancy and evict Billy Bagnell and Amanda Cornish (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on February 12, 2026 with respect to application LTB-L-082187-25.

The Landlord's application was resolved by order LTB-L-016294-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-016294-26.

This motion was heard by videoconference on April 9, 2026. The Landlord represented by David Borrie, and the Tenant Billy Bagnell, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenants were ordered to allow entry to the Landlord into the rental unit with proper 24-hour notice to satisfy the outstanding issues from order LTB-L-102390-24.
2. Video evidence shows that the Landlord posted proper notice of entry. The Landlord attended with contractors to perform work and the Tenants' dogs were in the home barking when they approached the door.
3. The Tenant testified that he wanted to be home when they were to do the work. An email from Mr. Bagnell to the Landlord dated February 19 2026, states that if he is working there is no chance the door is opened for that pervert. If he comes in dogs won't be put away.
4. I find the Tenants' actions prevented the Landlord entry to the rental unit.
5. After meeting with Duty Counsel, the Tenant requested 60 days to vacate the unit.

6. The Landlord submits that the Tenants moved into the unit in September 2024, paid first and last month rent deposit and have made no further rent payments. Order LTB-L-082187-25 ordered the Tenants to pay the Landlord \$21,000.00 on or before February 28, 2026.
7. The Tenant testified that the Landlord has garnished his wages. The monthly rent is \$3,000.00 and the Tenants have not paid rent since the above order was issued.
8. I find that a delay in lifting the stay under the circumstances would be unreasonable.
9. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-016294-26.

It is ordered that:

1. The motion to set aside Order LTB-L-016294-26, issued on February 27, 2026, is denied.
2. The stay of order LTB-L-016294-26 is lifted immediately.
3. Order LTB-L-016294-26 is unchanged.

April 14, 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.

