



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

File Number: LTB-L-019759-26-SA

In the matter of: 709, 222 GAGE AVE S
HAMILTON ON L8M3M4

Between: Enterprise Reit Operating LP Landlord

And

Brenda Pedersen Tenants
Brandon Kyle Pedersen

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Pedersen and Brandon Kyle Pedersen (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 February 26, 2026, with respect to the application LTB-L-100587-25.

The Landlord's application was resolved by the order LTB-L-019759-26, issued on March 9, 2026. This order was issued without a hearing being held.

On March 16, 2026, the Tenants filed a motion to set aside the order LTB-L-019759-26, issued on March 9, 2026.

This motion was heard by videoconference on April 16, 2026.

Only the Landlord's Legal Representative, Sabrina Marchionne, attended the hearing.

As of 1:35pm, 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. Although the Tenants did not attend the hearing to present their motion, the Landlord sought – on behalf of the Tenants – for the motion to set aside the order LTB-L-019759-26, issued on March 9, 2026, to be granted as, prior to the hearing, the Tenants had paid all of the arrears of rent and costs owing under the previous order LTB-L-100587-25, issued on February 26, 2026.

2. On the basis of the submissions before me, and as the Landlord's request benefitted the Tenants and was not prejudicial to the Landlord under the circumstances, I granted the motion to set aside the order LTB-L-019759-26, issued on March 9, 2026.

It is ordered that:

1. The motion to set aside the order LTB-L-019759-26, issued on March 9, 2026, is granted.
2. The order LTB-L-019759-26, issued on March 9, 2026, is set aside and cannot be enforced.

April 24, 2026
Date Issued

Alexandre Traboulsi
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.