



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

File Number: LTB-L-018989-26-SA

In the matter of: 2397 CHANDLER RD
WINDSOR ON N8W4A5

Between: 100020015 Ontario Inc. Landlord

And

Michael Thomas Tenants
Melissa Thomas

100020015 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Thomas and Melissa Thomas (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 January 7, 2026 with respect to application LTB-L-086995-25.

The Landlord's application was resolved by order LTB-L-018989-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-018989-26.

This motion was heard by videoconference on April 20, 2026. The Landlord's representative Kristin Jarvis, attended the hearing.

As of 9:45am, 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. The Tenants have informed the Landlord that they are intending to move out by the end of April and have requested references. the Landlord consented to lift the stay on April 30, 2026.
2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-018989-26, issued on March 6, 2026, is denied.
2. The stay of order LTB-L-018989-26 is lifted on April 30, 20326.
3. Order LTB-L-018989-26 is unchanged.

April 24, 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.