



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

File Number: LTB-L-010998-26-SA

In the matter of: 4, 21 RAYMOND ST
ST CATHARINES ON L2R2T3

Between: Judith Petrushko c/o Shabri Properties Landlord

And

Joe Siconolfi Tenant

Judith Petrushko c/o Shabri Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Joe Siconolfi (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 19, 2026 with respect to application LTB-L-089562-25.

The Landlord's application was resolved by order LTB-L-010998-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010998-26.

This motion was heard by videoconference on April 29, 2026.

Only the Landlord's legal representative Judith Callender attended the hearing.

The 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:

1. The Landlord does not contest the Tenant's motion to set aside LTB-L-010998-26 as the Tenant has paid all arrears owing pursuant to LTB-L-089562-25.
2. As a result, I find it fair to grant the Tenant's motion and set aside the ex parte order.

It is ordered that:

1. The motion to set aside Order LTB-L-010998-26, issued on February 13, 2026, is granted.
2. Order LTB-L-010998-26, issued on February 13, 2026, is set aside and cannot be enforced.

3. The previous order issued on January 19, 2026 with respect to LTB-L-089562-25 is voided as the Tenant has paid all arrears owing to the Landlord as of the hearing date.

May 7, 2026
Date Issued

Brett Lockwood
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.