



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

File Number: LTB-L-019696-26-SA

In the matter of: 146 Main Street
Sundridge ON P0A1Z0

Between: Derrick Johnstone Landlords
Melanie Johnston

And

Spencer Corless Tenants
Emma Malloy

Derrick Johnstone and Melanie Johnston (the 'Landlords') applied for an order to terminate the tenancy and evict Spencer Corless and Emma Malloy (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 mediated settlement signed by the parties on January 9, 2026 with respect to application LTB-L-086790-25.

The Landlord's application was resolved by order LTB-L-019696-26, issued on March 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-019696-26.

This motion was heard by videoconference on May 5, 2026.

Only the Landlords' Legal Representative Mariusz Przybylowski attended the hearing.

As of 1:32 pm, 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 appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The stay of order LTB-L-019696-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-019696-26, issued on March 17, 2026, is denied.
2. The stay of order LTB-L-019696-26 is lifted immediately.

May 13, 2026
Date Issued

Jagger Benham
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.