



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

File Number: LTB-L-025069-26-SA

In the matter of: 305, 922 GLEN ST
OSHAWA ON L1J3V1

Between: Vangar Properties Inc. Landlord

And

Evan Fraser Tenants
Elicia Middleton

Vangar Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Fraser and Elicia Middleton (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 5, 2025 with respect to application LTB-L-087630-25-SA.

The Landlord's application was resolved by order LTB-L-025069-26, issued on March 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-025069-26.

This motion was heard by videoconference on May 11, 2026.

Only the Tenants attended the hearing.

As of 9:32 a.m. the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application is abandoned.
2. The motion to set aside Order LTB-L-025069-26, issued on March 27, 2026 is granted.

It is ordered that:

1. The motion to set aside Order LTB-L-025069-26, issued on March 27, 2026, is granted.
2. Order LTB-L-025069-26, issued on March 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 5, 2025 with respect to LTB-L-087630-25-SA remains unchanged.

May 29, 2026

Date Issued

Dawn Carr

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.