



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

File Number: LTB-L-030610-26-SA

In the matter of: 112, 655 Holden St
Dresden ON N0P1M0

Between: Chatham-Kent Housing Services Landlord

And

Dennis Thibeault Tenant

Chatham-Kent Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Thibeault (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 August 15, 2025 with respect to application LTB-L-025139-25.

The Landlord's application was resolved by order LTB-L-030610-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030610-26.

This motion was heard by videoconference on May 28, 2026. The Landlord's representative Geoff Beckett, and the Tenant, attended the hearing.

Determinations:

1. The Landlord applied because the Tenant failed to make a payment. The payments ordered are not subject to section 78 of the *Residential Tenancies Act*.
2. Order LTB-L-030610-26 was issued in error.

It is ordered that:

1. The motion to set aside Order LTB-L-030610-26, issued on April 13, 2026, is granted.
2. Order LTB-L-030610-26, issued on April 13, 2026, is set aside and cannot be enforced.

May 29, 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.