



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

**File Number:** LTB-L-107113-25-SA

**In the matter of:** 20, 394 AUDEN RD  
GUELPH ON N1E6Z6

**Between:** Guelph Non-Profit Housing Corporation Landlord

**And**

Terra Robins Tenant

Guelph Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Terra Robins (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 27, 2025 with respect to application LTB-L-090648-25.

The Landlord's application was resolved by order LTB-L-107113-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107113-25.

This motion was heard by videoconference on June 18, 2026.

Only the Landlord's agent Chelsea Donaghy and the Landlord's Legal Representative Peter Schroeder attended the hearing.

As of 1:30 pm, 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. Since the Tenant 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-107113-25 is lifted immediately.

**It is ordered that:**

1. The motion to set aside Order LTB-L-107113-25, issued on January 7, 2026, is denied.

2. The stay of order LTB-L-107113-25 is lifted immediately.

**June 23, 2026**  
**Date Issued**

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**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.