



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

File Number: LTB-L-031498-26-SA

In the matter of: 308, 219 EAST AVE N
HAMILTON ON L8L5J4

Between: Indwell Landlord

And

Joanne Walker Tenant

Indwell (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Walker (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 12, 2025 with respect to application LTB-L-071109-25.

The Landlord's application was resolved by order LTB-L-031498-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031498-26.

This motion was heard by videoconference on June 23, 2026. The Landlord's representative Karin Jose attended the hearing.

As of 10:00am, 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.

It is ordered that:

1. The motion to set aside Order LTB-L-031498-26, issued on April 27, 2026, is denied.
2. The stay of order LTB-L-031498-26 is lifted immediately.
3. Order LTB-L-031498-26 is unchanged.

June 25, 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.