



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

File Number: LTB-L-097268-25-SA

In the matter of: 506, 605 FINCH AVE W
NORTH YORK ON M2R1P1

Between: Melrose Park Investments Limited Landlord

And

DANIEL BLUESTEIN Tenant

Melrose Park Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL BLUESTEIN (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 October 2, 2025 with respect to application LTB-L-050367-25.

The Landlord's application was resolved by order LTB-L-097268-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097268-25.

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

Only the Landlord's legal representative, Sabrina Marchionne, attended the hearing.

As of **9:33am**, 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-097268-25, issued on November 24, 2025, is denied.
2. The stay of order LTB-L-097268-25 is lifted immediately.

January 8, 2026
Date Issued

Terri van Huisstede
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.