



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

**Citation:** Greenwin Corp v Pellizzari, 2026 ONLTB 4941

**Date:** 2026-01-16

**File Number:** LTB-L-103566-25-SA

**In the matter of:** 906, 150 MARKET ST  
HAMILTON ON L8R3H6

**Between:** Greenwin Corp Landlord

**And**

Taylor Pellizzari Tenant

Greenwin Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor Pellizzari (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 September 12, 2025 with respect to application LTB-L-046840-25.

The Landlord's application was resolved by order LTB-L-103566-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103566-25.

This motion was heard by videoconference on January 8, 2026.

Only the Landlord's legal representative, Kundai Goverej, attended the hearing.

The hearing was scheduled to begin at 9:00am. As of 9:38am, 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. As a result, the hearing proceeded with only the Landlord's evidence.

### **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-103566-25 is lifted immediately.

**It is ordered that:**

1. The motion to set aside Order LTB-L-103566-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-103566-25 is lifted immediately.
3. Order LTB-L-103566-25 is unchanged.

**January 16, 2026**

**Date Issued**

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**Laura Hartslief**

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.