



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

File Number: LTB-L-097954-25-SA

In the matter of: 15, 2 TORBOLTON DR
ETOBICOKE ON M9W3Y2

Between: 2 Torbolton Ltd Landlord

And

Brenda Cristina Gonzalez Fuentes
Emilio Rodriguez Tenant

2 Torbolton Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Cristina Gonzalez Fuentes and Emilio Rodriguez (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 21, 2025, with respect to application LTB-L-086590-25.

The Landlord's application was resolved by order LTB-L-097954-25, issued on November 26, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097954-25.

This motion was heard by videoconference on January 6, 2026.

Only the Tenant Brenda Cristina Gonzalez Fuentes and the Tenant Emilio Rodriguez attended the hearing.

As of 9:34 am, the Landlord 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. At the hearing, the Tenant submitted that they vacated the rental unit on January 3, 2026.
2. Therefore, after considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-097954-25.

It is ordered that:

1. The motion to set aside Order LTB-L-097954-25, issued on November 26, 2025, is denied.
2. The stay of order LTB-L-097954-25 is lifted immediately.
3. Order LTB-L-097954-25 is unchanged.
4. The tenancy is terminated as of January 3, 2026, the date the Tenant vacated the rental unit.

January 20, 2026
Date Issued

Kyle Anderson
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.