



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

File Number: LTB-L-102540-25-SA

In the matter of: TOP FLOOR, 2914 DANFORTH AVE
TORONTO ON M4C1M1

Between: 1996015 ONTARIO LTD Landlord

And

9073159 CANADA INC. o/a AZAD KITCHEN Tenant
& BATH

1996015 ONTARIO LTD (the 'Landlord') applied for an order to terminate the tenancy and evict 9073159 CANADA INC. o/a AZAD KITCHEN & BATH (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 November 24, 2025 with respect to application LTB-L-083642-25.

The Landlord's application was resolved by order LTB-L-102540-25, 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-102540-25.

This motion was heard by videoconference on January 15, 2026. The Landlord's representative Michael Pierrakos attended the hearing.

As of 1:30pm, 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. The Tenant sent a message before the hearing indicating that he would not attend the hearing and that the unit has been vacated.

The Landlord's representative confirmed that the Tenant vacated the rental unit on January 14, 2026.

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-102540-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-102540-25 is lifted immediately.
3. Order LTB-L-102540-25 is unchanged.

January 23, 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.