



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

Citation: Mousavibadiei v Lakatos, 2026 ONLTB 16359

Date: 2026-02-26

File Number: LTB-L-000378-26-SA

In the matter of: 232 NARINIA CRES
NEWMARKET ON L3X2E1

Between: Gity Mousavibadiei
Mehrdad Nabavi-Toyserkani

Landlords

And

Krisztian Lakatos
Andrea Lakatos
Vivian Lakatos

Tenants

Gity Mousavibadiei and Mehrdad Nabavi-Toyserkani (the 'Landlords') applied for an order to terminate the tenancy and evict Krisztian Lakatos, Andrea Lakatos and Vivian Lakatos (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 25, 2025 with respect to application LTB-L-058768-25.

The Landlords' application was resolved by order LTB-L-000378-26, issued on January 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-000378-26.

This motion was heard by videoconference on February 11, 2026.

Only the Landlords' legal representative, N. Ahmed, attended the hearing.

As of 1:30 p.m., the Tenants were 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 Landlords' evidence.

Determinations:

1. The Landlords' legal representative said that the Tenants sent a request to withdraw their motion to the Board, and there is evidence of their request on the Board's file.

2. The Landlords' legal representative submitted into evidence an email from the Tenants informing the Landlords that they intend to vacate the rental unit on February 11, 2026, the day of the hearing. He also submitted into evidence an email from the Tenants to the Landlords informing them that they do not intend to attend their motion hearing.
3. Since the Tenants did not attend the hearing to support their motion, I find that they have abandoned their motion. The motion will be, accordingly, denied.

It is ordered that:

1. The motion to set aside Order LTB-L-000378-26, issued on January 13, 2026, is denied.
2. The stay of order LTB-L-000378-26 is lifted immediately.
3. Order LTB-L-000378-26, issued on January 13, 2026, is unchanged.

February 26, 2026
Date Issued

Nancy Morris
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.