



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

File Number: LTB-L-102017-25-SA

In the matter of: 2nd FLOOR, 26 ALBINA ST
WELLAND ON L3C1P3

Between: Victoria Suen Landlord

And

Irlandy Israel Aleman Tenant

Victoria Suen (the 'Landlord') applied for an order to terminate the tenancy and evict Irlandy Israel Aleman (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 28, 2025 with respect to application LTB-L-073848-25-AM.

The Landlord's application was resolved by order LTB-L-102017-25, issued on December 8, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102017-25.

This motion was heard by videoconference on January 13, 2026.

Only the Landlord's Legal Representative Judith Callender attended the hearing.

As of 10:00 am, 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. 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-102017-25 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-102017-25, issued on December 8, 2025, is denied.

2. The stay of order LTB-L-102017-25 is lifted immediately.

March 5, 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.