



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

File Number: LTB-L-004959-26-SA

In the matter of: 207, 111 BLACKFRIAR AVE
ETOBICOKE ON M9R3S8

Between: 111 Blackfriar Holdings Inc Landlord

And

Johnathan Green Tenant

111 Blackfriar Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan Green (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on April 11, 2025 with respect to application LTB-L-001459-25.

The Landlord's application was resolved by order LTB-L-004959-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004959-26.

This motion was heard by videoconference on March 5, 2026. The Landlord's representative Amandeep Toor attended the hearing.

As of 10:00am, 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 was ordered to pay rent in full and on time from May 2025 through October 2026. The Tenant has not paid rent for January, February or March.
2. 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-004959-26, issued on January 30, 2026, is denied.
2. The stay of order LTB-L-004959-26 is lifted immediately.

3. Order LTB-L-004959-26 is unchanged.

March 6, 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.