



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

File Number: LTB-L-006138-26-SA

In the matter of: lot 105 3143 searidge st.
severn ON L3V8R2

Between: ANH QUYNHN TRAM MAI

Landlord

And

MICHELLE KNICELY
BRADLEY SEYMORE
MICHAEL KNICELY-PRITCHARD

Tenants

ANH QUYNHN TRAM MAI (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE KNICELY, BRADLEY SEYMORE and MICHAEL KNICELY-PRITCHARD (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 October 6, 2025 with respect to application LTB-L-061871-25.

The Landlord's application was resolved by order LTB-L-006138-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-006138-26.

This motion was heard by videoconference on March 10, 2026. The Landlord represented by Reena Bassar, attended the hearing.

As of 9:40am, 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.

Determinations:

1. The Tenants owed the Landlord \$9,886.00 in arrears and costs to the end of September 2025. The entire amount was to have been paid by February 16, 2026. The Tenants currently owe the Landlord \$7,786.00.
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-006138-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-006138-26 is lifted immediately.
3. Order LTB-L-006138-26 is unchanged.

March 12, 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.