



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

File Number: LTB-L-015390-26-SA

In the matter of: 304, 1485 WILLIAMSPORT DR
MISSISSAUGA ON L4X1T6

Between: IMH POOL XIV LP Landlord

And

Minh Thu (Lisa) Le Tenant

IMH POOL XIV LP (the 'Landlord') applied for an order to terminate the tenancy and evict Minh Thu (Lisa) Le (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 December 2, 2025 with respect to application LTB-L-052522-25.

The Landlord's application was resolved by order LTB-L-015390-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015390-26.

This motion was heard by videoconference on March 31, 2026.

Only the Tenant attended the hearing.

As of **9:56 a.m.**, the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant acknowledges that she failed to meet a condition specified in the order issued by the LTB on December 2, 2025 with respect to application LTB-L-052522-25.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-015390-26.
3. The Tenant testified that she provided, as the Landlord requested, void checks which would resolve the issue of late payments, according to the Landlord.
4. The Landlord did not attend to give evidence or dispute the Tenant's testimony.

5. I find therefore it would not be unfair to set aside the eviction order. .

It is ordered that:

1. The motion to set aside Order LTB-L-015390-26, issued on February 24, 2026, is granted.
2. Order LTB-L-015390-26, issued on February 24, 2026, is set aside and cannot be enforced.

April 10, 2026

Date Issued

Julie Broderick

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.