



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

File Number: LTB-L-018736-26-SA

In the matter of: 30 BAKER LANE
PARIS ON N3L0J7

Between: VIPUL KIRITKUMAR DAVE Landlord
DIPTI VIPUL DAVE

And

MATTHEW GERRARD Tenants
JOSEE BORGES

VIPUL KIRITKUMAR DAVE and DIPTI VIPUL DAVE (the 'Landlord') applied for an order to terminate the tenancy and evict MATTHEW GERRARD and JOSEE BORGES (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 February 18, 2026 with respect to application LTB-L-100956-25.

The Landlord's application was resolved by order LTB-L-018736-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-018736-26.

This motion was heard by videoconference on April 9, 2026. The Landlord attended the hearing.

As of 9:45am, 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 vacated the rental unit on March 26, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-018736-26, issued on March 6, 2026, is denied.
2. The stay of order LTB-L-018736-26 is lifted immediately.
3. Order LTB-L-018736-26 is unchanged.

April 15, 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.