



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

File Number: LTB-L-016395-26-SA

In the matter of: 409, 432 JARVIS ST
TORONTO ON M4Y2H3

Between: 1789331 ONTARIO LIMITED Landlord

And

MICHAEL ADAM THOMPSON Tenant

1789331 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL ADAM THOMPSON (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 January 29, 2026 with respect to application LTB-L-084458-25.

The Landlord's application was resolved by order LTB-L-016395-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016395-26.

This motion was heard by videoconference on April 9, 2026. The Landlord's representative Heather Butt, attended the hearing.

As of 1:45pm, 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 owed the Landlord \$8,71.93 in arrears and costs to the end of January 2026. The amount the Tenant owes has increased to \$11,670.67.
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-016395-26, issued on February 27, 2026, is denied.
2. The stay of order LTB-L-016395-26 is lifted immediately.

3. Order LTB-L-016395-26 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.