



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

File Number: LTB-L-004051-26-SA

In the matter of: 1A, 148 Cawthra Ave.
Toronto ON M6N3C2

Between: Francisco Sanchez Landlord

And

Rigoberto Davila Tenant

Francisco Sanchez (the 'Landlord') applied for an order to terminate the tenancy and evict Rigoberto Davila (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-078524-25.

The Landlord's application was resolved by order LTB-L-004051-26, issued on January 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004051-26.

This motion was heard by videoconference on April 13, 2026. The Landlord attended the hearing.

As of 2:15pm, 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.

A Spanish interpreter was present until the matter was heard at 2:15pm.

Determinations:

1. The Tenant owed the Landlord \$4,929.00 in arrears and costs to the end of November 2025. The Tenant was ordered to pay the Landlord rent as well as \$616.13 on or before the last day of each month beginning in December 2025.
2. The last payment the Tenant made to the Landlord was \$882.00 on December 6, 2025. The Tenant now owes the Landlord \$9,130.00.
3. 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-004051-26, issued on January 20, 2026, is denied.
2. The stay of order LTB-L-004051-26 is lifted immediately.
3. Order LTB-L-004051-26 is unchanged.

April 20, 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.