



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

File Number: LTB-L-015570-26-SA

In the matter of: 7, 253 7TH ST
HANOVER ON N4N1H1

Between: Alexander Trinh Landlords
Thi Thao Tran

And

Matthew Danielson Tenants
Spencer Danielson

Alexander Trinh and Thi Thao Tran (the 'Landlords') applied for an order to terminate the tenancy and evict Matthew Danielson and Spencer Danielson (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 2, 2026 with respect to application LTB-L-004182-26.

The Landlord's application was resolved by order LTB-L-015570-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-015570-26.

This motion was heard by videoconference on April 13, 2026.

Only the Landlord's Legal Representative Mahdi Alshami and the Landlord Alexander Trinh attended the hearing.

As of 1:30 pm, 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. Since the Tenants did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The stay of order LTB-L-015570-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-015570-26, issued on March 2, 2026, is denied.
2. The stay of order LTB-L-015570-26 is lifted immediately.

April 17, 2026
Date Issued

Jagger Benham
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.