



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-017575-26-SA

In the matter of: 6721 ROSEVILLE GARDEN DR
WINDSOR ON N8T1J3

Between: STEPHEN MATTHEWS Landlord

And

MARQUEZ BORDERS Tenant

STEPHEN MATTHEWS (the 'Landlord') applied for an order to terminate the tenancy and evict MARQUEZ BORDERS (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-017575-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017575-26.

The motion was heard by videoconference on April 15, 2026. The Landlord's representative Richard Lammers attended the hearing.

As of 1:40pm, 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. 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-017575-26, issued on March 2, 2026, is denied.
2. The stay of Order LTB-L-017575-26, is lifted immediately.
3. Order LTB-L-017575-26 is unchanged.

April 22, 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.