



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

File Number: LTB-L-017900-26-SA

In the matter of: 306, 457 MARLEE AVE
NORTH YORK ON M6B3J2

Between: Akelius Canada Ltd Landlord

And

Ron Marrast Tenant

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ron Marrast (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 July 18, 2025 with respect to application LTB-L-001460-25-RV.

The Landlord's application was resolved by order LTB-L-017900-26, 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-017900-26.

This motion was heard by videoconference on April 14, 2026.

Only the Landlord's legal representative David Ciobotaru attended the hearing.

As of 9:32 a.m., the Tenant was/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 Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

The stay is lifted Immediately

2. The stay of order LTB-L-017900-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-017900-26, issued on March 2, 2026, is denied.
2. The stay of order LTB-L-017900-26 is lifted immediately.

April 17, 2026

Date Issued

Kyle McGraw

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.