



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

File Number: LTB-L-015154-26-SA

In the matter of: 4, 87 HARVEY ST
CHATHAM ON N7M1M4

Between: MICHELLE MAGLIARO Landlord

And

SHAWN FRASER Tenant
TAMMY TROY

MICHELLE MAGLIARO (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN FRASER and TAMMY TROY (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 11, 2025 with respect to application LTB-L-067099-24-AM.

The Landlord's application was resolved by order LTB-L-015154-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015154-26.

This motion was heard by videoconference on April 21, 2026.

Only the Landlord's representative attended the hearing.

As of 9:45 a.m., 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 Landlord provided evidence that they notified the Tenant of the breach and gave them information about the breach. The Landlord also sent a letter to the Tenant about the Notice of Hearing, and left a copy of the Notice of hearing at the Tenant's rental unit on April 20, 2026 at 4:00 p.m.
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-015154-26, issued on March 6, 2026, is denied.
2. The stay of order LTB-L-015154-26 is lifted immediately.

April 28, 2026

Date Issued

Julie Broderick

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.