



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

**File Number:** LTB-L-009155-26-SA

**In the matter of:** 21, 110 STEWART ST  
OTTAWA ON K1N6J6

**Between:** Parkview Management Landlord

**And**

Thomas Alexander Phelps Tenant

Parkview Management (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Alexander Phelps (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 January 21, 2026 with respect to application LTB-L-073125-25.

The Landlord's application was resolved by order LTB-L-009155-26, issued on February 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009155-26.

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

Only the Landlord attended the hearing.

As of 2:14 p.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. 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-009155-26, issued on February 6, 2026, is denied.
2. The stay of order LTB-L-009155-26 is lifted immediately.

**April 29, 2026**  
**Date Issued**

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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.