



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

File Number: LTB-L-019214-26-SA

In the matter of: 1701, 1501 WOODBINE AVE
EAST YORK ON M4C4H1

Between: MetCap Living Management Inc. Landlord

And

Erika Patricia Barbosa Tenant

MetCap Living Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Erika Patricia Barbosa (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 January 22, 2026 with respect to application LTB-L-091597-25.

The Landlord's application was resolved by order LTB-L-019214-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019214-26.

This motion was heard by videoconference on April 22, 2026. The Landlord's representative Kristia Hernandez attended the hearing.

As of 9:35am, 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.

The Tenant sent a request to the Landlord to delay the termination of the tenancy until May 30, 2026 and the Landlord agreed to the request.

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-019214-26, issued on March 9, 2026, is denied.
2. The stay of order LTB-L-019214-26 is lifted May 30, 2026.

3. Order LTB-L-019214-26 is unchanged.

April 28, 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.