



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

File Number: LTB-L-019159-26-SA

In the matter of: 401 OSSINGTON AVE
TORONTO ON M6J3A6

Between: Couto Leonardo Landlord

And

Carlos Ponce Tenant

Couto Leonardo (the 'Landlord') applied for an order to terminate the tenancy and evict Carlos Ponce (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 March 14, 2025 with respect to application LTB-L-079819-24.

The Landlord's application was resolved by order LTB-L-019159-26, issued on March 11, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019159-26.

This motion was heard by videoconference on April 22, 2026. The Landlord represented by Tigran Sandukhchyan, 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.

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-019159-26, issued on March 11, 2026, is denied.
2. The stay of order LTB-L-019159-26 is lifted immediately.
3. Order LTB-L-019159-26 is unchanged.

April 24, 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.