



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

File Number: LTB-L-023107-26-SA

In the matter of: 1511, 5000 JANE ST
NORTH YORK ON M3N2W5

Between: N.H.D. DEVELOPMENTS LIMITED Landlord

And

ANGELLA DOCKERY Tenant

N.H.D. DEVELOPMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ANGELLA DOCKERY (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 February 10, 2026 with respect to application LTB-L-099274-25.

The Landlord's application was resolved by order LTB-L-023107-26, issued on March 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-023107-26.

This motion was heard by videoconference on April 29, 2026.

Only the Landlord's legal representative Nicole Ruby attended the hearing.

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. Despite this, the Landlord's representative indicated that they wished to consent to the Tenant's motion and withdraw the underlaying L4 application. I consent to this request.

It is ordered that:

1. The motion to set aside Order LTB-L-023107-26, issued on March 17, 2026, is granted.
2. Order LTB-L-023107-26, issued on March 17, 2026, is set aside and cannot be enforced.

3. The L4 application is withdrawn and the Board's file is closed.

May 7, 2026
Date Issued

Brett Lockwood
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.