



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

File Number: LTB-L-022609-26-SA

In the matter of: 383 GREY ST
LONDON ON N6B1G8

Between: Strano Property Management Landlord

And

Miguel Fitzroy Tenants
Thraya Zabian

Strano Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Miguel Fitzroy and Thraya Zabian (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on January 16, 2026 with respect to application LTB-L-090499-25.

The Landlord's application was resolved by order LTB-L-022609-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-022609-26.

This motion was heard by videoconference on May 7, 2026.

Only the Landlord's Agent, Savannah Durston, attended the hearing.

As of 2:09 p.m., the Tenants were 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 Tenants 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-022609-26, issued on March 16, 2026, is denied.

2. The stay of order LTB-L-022609-26 is lifted immediately.

May 15, 2026
Date Issued

Lisa Del Vecchio
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.