



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

File Number: LTB-L-026945-26-SA

In the matter of: 302 LAKEWOOD AVE
CRYSTAL BEACH ON L0S1B0

Between: BUJAR LUTAJ Landlords
XHEVRIE LUTAJ
BLEONA LUTAJ

And

DESIREE MARIE LAROCHE Tenants
DANIEL JOEL CLARK

BUJAR LUTAJ, XHEVRIE LUTAJ and BLEONA LUTAJ (the 'Landlords') applied for an order to terminate the tenancy and evict DESIREE MARIE LAROCHE and DANIEL JOEL CLARK (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 April 16, 2025 with respect to application LTB-L-020539-25.

The Landlords' application was resolved by order LTB-L-026945-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-026945-26.

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

Only one of the Landlords, Xhevrie Lutaj, attended the hearing.

As of 9:45 a.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-026945-26, issued on March 30, 2026, is denied.
2. The stay of order LTB-L-026945-26 is lifted immediately.

May 13, 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.