



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

File Number: LTB-L-024033-26-SA

In the matter of: 2808 HAWKS BURY ST
WINDSOR ON N8W5G1

Between: Windsor Essex Community Housing Corporation Landlord

And

Anwer Yalda Tenants
Linda Marooki

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Anwer Yalda and Linda Marooki (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 March 4, 2026 with respect to application LTB-L-006166-26-SA.

The Landlord's application was resolved by order LTB-L-024033-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-024033-26.

This motion was heard by videoconference on May 11, 2026.

Only the Landlord's legal representative attended the hearing.

As of 9:49 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.

The Landlord's legal representative called the phone number on file for the Tenants and left a voicemail and called the legal clinic which was known to have advised the Tenants on another matter, but the legal clinic had not been retained on this matter and had no knowledge of why the Tenants may not have been present. The Landlord also sent the Tenants a copy of the Notice of Hearing by mail in addition to the copy sent by the Board. The Board sent the Notice of Hearing by mail and by email to each tenant; none of the three notices were returned as of the hearing date.

Determinations:

1. Since the Tenants did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The stay of order LTB-L-024033-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-024033-26, issued on March 23, 2026, is denied.
2. The stay of order LTB-L-024033-26 is lifted immediately.

May 19, 2026

Date Issued

Dawn Carr

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.