



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

File Number: LTB-L-022102-26-SA

In the matter of: 207, 1255 BIRCHMOUNT RD
SCARBOROUGH ON M1P2E1

Between: Signet Group Inc. Landlord

And

Ashley Gilmore Tenants
Lucas Da Costa

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Gilmore and Lucas Da Costa (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 February 10, 2026 with respect to application LTB-L-094643-25.

The Landlord's application was resolved by order LTB-L-022102-26, 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-022102-26.

This motion was heard by videoconference on May 14, 2026.

Only the Landlord's legal representative, Matt Anderson, attended the hearing.

As of **1:33pm**, the Tenants 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. the Tenants did not appear at the hearing to support their motion; I find that this motion has been abandoned.
2. The Landlord submits that the Tenants have still not paid any of the outstanding rent and that the arrears are approaching \$14,000.00.
3. In this regard, I find it appropriate to lift the stay of order LTB-L-022102-26 immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-022102-26, issued on March 30, 2026, is denied.
2. The stay of order LTB-L-022102-26 is lifted immediately.
3. Order LTB-L-022102-26 is unchanged.

May 19, 2026

Date Issued

Terri van Huisstede

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.