



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-029613-26-SA

In the matter of: 18 Ed Quigg Way
Woodbridge ON L4H2S2

Between: Pasquale Dentamaro Landlord

And

Ashley Amiee Moncrief Tenant

Pasquale Dentamaro (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Amiee Moncrief (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-029613-26, issued on April 13, 2026. This order was issued without a hearing being held.

On April 16, 2026 the Tenant filed a motion to set aside order LTB-L-029613-26.

The motion was heard by videoconference on May 26, 2026.

Only the Landlord and the Landlord's legal representative, Berkan Altun, attended the hearing.

As of **1:32pm**, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB by email on April 17, 2026 and by regular mail on April 22, 2026 which is considered served on April 27, 2026. There was no record of a request to adjourn the hearing.

At 1:38pm the Tenant did sign in for the hearing suggesting that they did not know what time the hearing was supposed to start and that they were told by a customer service representative that their hearing was at 2:00pm and this is why they were late. The matter had already concluded, and the Landlord and their representative had already left.

Determinations:

1. Since the Tenant 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-029613-26 is lifted immediately.

3. At the hearing the Landlord requested to amend the ex parte order issued on April 13, 2026 on the basis that it did not identify the rental unit as “upper unit”. The N11 agreement also does not identify the rental unit as “upper unit”.
4. There is no authority under subsection 77(8) of the *Residential Tenancies Act, 2006* (the ‘Act’) which would permit the underlying order to be amended at this hearing and therefore this request is denied. The Landlord may make a request to amend the order by submitting the request to the Board for the consideration of the Member that issued the ex parte order.

It is ordered that:

1. The motion to set aside Order LTB-L-029613-26, issued on April 13, 2026, is denied.
2. The stay of Order LTB-L-029613-26, is lifted immediately.
3. Order LTB-L-029613-26 is unchanged.

June 2, 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.