



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

File Number: LTB-L-022982-26-SA

In the matter of: 206, 206 LAKESHORE RD E
MISSISSAUGA ON L5G1G4

Between: SIGNET GROUP INC. Landlord

And

TOM BAKOWSKY Tenant

SIGNET GROUP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict TOM BAKOWSKY (the 'Tenant').

The Landlord's application was resolved by order LTB-L-022982-26, issued on January 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022982-26.

The motion was heard by videoconference on May 12, 2026.

Only the Landlord's Agent Tracey Fisher and the Landlord's Legal Representative Sean D Beard attended the hearing.

As of 9:20 am, the Tenant was 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 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-022982-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-022982-26, issued on January 28, 2025, is denied.
2. The stay of Order LTB-L-022982-26, is lifted immediately.

3. Order LTB-L-022982-26 is unchanged.

June 8, 2026
Date Issued

Kyle Anderson
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.