



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

File Number: LTB-L-029270-26-SA

In the matter of: 4 (BASEMENT), 312 MORRISH RD
SCARBOROUGH ON M1C1G1

Between: Glenn Sequeira Landlords
Lucia Sequeira

And

Jason Andre Spencer Tenant

Glenn Sequeira and Lucia Sequeira (the 'Landlords') applied for an order to terminate the tenancy and evict Jason Andre Spencer (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlords' application was resolved by order LTB-L-029270-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029270-26.

The motion was heard by videoconference on June 2, 2026. Only the Landlords attended the hearing.

As of 1:45m, 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 Tenant 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-029270-26, issued on April 17, 2026, is denied.
2. The stay of Order LTB-L-029270-26, is lifted immediately.
3. Order LTB-L-029270-26 is unchanged.

June 5, 2026

Date Issued

Greg Joy

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.