



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

File Number: LTB-L-017783-26-SA

In the matter of: 210, 121 AGNES ST
MISSISSAUGA ON L5B2H4

Between: 121 AGNES HOLDINGS INC. Landlord

And

WANDA RAK Tenant

121 AGNES HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict WANDA RAK (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 12, 2025 with respect to application LTB-L-081709-25.

The Landlord's application was resolved by order LTB-L-017783-26, issued on March 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-017783-26.

This motion was heard by videoconference on April 21, 2026.

Only the Landlord's Legal Representative Howard Levenson attended the hearing.

As of 4:19 pm, 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. The Tenant did not attend the hearing to support their motion. At the scheduled start time, an individual attended identifying themselves as a friend of the Tenant and attempted to act as an interpreter. However, this individual was not an approved or appointed Tenant representative or agent, and proposed to interpret indirectly by relaying communications through a separate device. I found that this arrangement would not be procedurally fair, as neither the Landlord's Legal Representative nor the Adjudicator could verify the accuracy or neutrality of the interpretation.

2. As a result, the matter was stood down at approximately 1:40 p.m. to allow the Tenant an opportunity to attend directly and, if necessary, arrange for an appropriate interpreter.
3. Despite this accommodation, the Tenant did not attend the hearing by 4:19 p.m. There was no request for an adjournment, no explanation for the Tenant's absence, and no prior request for interpretation or other accommodation. I also note that the Tenant previously participated directly in proceedings and submitted materials in English, including at the original hearing.
4. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
5. The stay of order LTB-L-017783-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-017783-26, issued on March 3, 2026, is denied.
2. The stay of order LTB-L-017783-26 is lifted immediately.
3. Order LTB-L-017783-26 is unchanged.

June 16, 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.