



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

File Number: LTB-L-026074-26-SA

In the matter of: End Unit, 5076 YONGE ST
GILFORD ON L0L1R0

Between: Gabriella Dixon Landlord

And

Jan Brunck Tenant

Gabriella Dixon (the 'Landlord') applied for an order to terminate the tenancy and evict Jan Brunck (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 March 2, 2026 with respect to application LTB-L-103411-25.

The Landlord's application was resolved by order LTB-L-026074-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026074-26.

This motion was heard by videoconference on June 8, 2026.

Only the Landlord's Agent, Renata Reiniger, attended the hearing.

As of 9:30 a.m., 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. As the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. As the Tenant's motion is abandoned, it must be denied.
3. The Landlord incurred out-of-pocket costs, specifically sheriff's fees of \$330.00, and is entitled to reimbursement of these costs.

It is ordered that:

1. The motion to set aside Order LTB-L-026074-26, issued on March 30, 2026, is denied.
2. The stay of order LTB-L-026074-26 is lifted immediately.
3. The Tenant shall pay to the Landlord \$330.00, which represents the Sheriff's filing fee incurred by the Landlord.
4. If the Tenant does not pay the Landlord the full amount owing under paragraph 3 on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Curtis Smith
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.