



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

File Number: LTB-L-022584-26-SA

In the matter of: 0115, 195 KENNEDY RD S
BRAMPTON ON L6W3H2

Between: Rane Management Landlord

And

Sylvester Cadore Tenant

Rane Management ('RM' or the 'Landlord') applied for an order to terminate the tenancy and evict Sylvester Cadore ('SC' or 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 November 17, 2025 with respect to application LTB-L-072312-25 (the 'Consent Order').

The Landlord's application was resolved by *ex parte* order LTB-L-022584-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside *ex parte* order LTB-L-022584-26.

This motion was heard by videoconference on June 9, 2026.

Only the Landlord's Legal Representative, Ilana Glickman ('LLR'), attended the hearing.

As of 9:34 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. No one for the Tenant appeared for the remainder of the hearing block.

LLR stated that the Tenant was expected to participate at this hearing because the parties had reached a mutual consent before the hearing to resolve the motion to set aside. Without the Tenant present or represented however, the terms they had agreed upon could not be presented as I would not be able to validate those terms with the Tenant. Consequently, I heard the motion on an uncontested basis as presented below.

Determinations:

1. The Tenant failed to meet a condition specified in the Consent Order – i.e. the order that issued by the LTB on November 17, 2025 with respect to application LTB-L-072312-25.

2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
3. In final submissions, LLR requested that the lifting of the stay be postponed to August 31, 2026, which would give the Tenant adequate time to pay back all arrears and costs under the Consent Order, and which would indirectly address some part of the terms of consent they had discussed earlier.
4. Based on the Landlord's submissions, I was satisfied the prejudice to the Tenant would be reduced by postponing the lift of the stay on eviction proceedings to August 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-022584-26, issued on March 16, 2026, is denied.
2. The stay of order LTB-L-022584-26 is lifted on August 31, 2026
3. Order LTB-L-022584-26 is otherwise unchanged.

June 16, 2026
Date Issued

Alex Brkic
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.