



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

File Number: LTB-L-037075-26-SA

In the matter of: Basement 2, 18 John St E
Bradford ON L3Z1G4

Between: Gerry Lemos Landlord

And

Elizabeth Grice Tenant

Gerry Lemos (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Grice (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 5, 2026 with respect to application LTB-L-089238-25.

The Landlord's application was resolved by order LTB-L-037075-26, issued on May 4, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-037075-26.

This motion was heard by videoconference on June 17, 2026.

Only the Landlord's legal representative Tigran Sandukhchyan attended the hearing.

As of 1:20 p.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. At the hearing, the Landlord's legal representative informed the Board that the Tenant moved out of the rental unit since filing the motion to set aside order LTB-L-037075-26.
2. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
3. The stay of order LTB-L-037075-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-037075-26, issued on May 4, 2026, is denied.
2. The stay of order LTB-L-037075-26 is lifted immediately.

June 24, 2026

Date Issued

Jeremy Henderson

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.