



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

File Number: LTB-L-034903-26-SA

In the matter of: 3, 228 Connaught Street North
Kitchener ON N2C1B3

Between: Aster Emesgen Landlord

And

Sue Dewan Tenant

Aster Emesgen (the 'Landlord') applied for an order to terminate the tenancy and evict Sue Dewan (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy. (L3 application)

The Landlord's application was resolved by order LTB-L-034903-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-034903-26.

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

The Tenant and the Landlord's representative/agent, Afeworki Mekonnen, attended the hearing. The Tenant consulted with Tenant Duty Counsel prior to the hearing.

Determinations:

1. Before me, the Tenant affirmed she moved out of the rental unit on June 7, 2026 and the Landlord's agent agreed with this.
2. As a result, there was no need to hear the motion to set aside that was filed by the Tenant. In effect, the order that I will issue will be an order denying the motion, and confirming the validity of the April 27, 2026 order (which no longer needs to be enforced by the Landlord).
3. The parties spoke about items and belongings left behind by the Tenant – for example, the Tenant would like to pick up the wagon left behind but she was not interested in the bicycle or mattress. She also spoke about leaving a chandelier behind which she said the Landlord could keep. In any event, I informed the parties they could speak with one another after the hearing about making arrangements to pick up, etc.

4. The Tenant began reading a statement into the record, but it was evident she wanted to speak about other issues in the tenancy which she said was a 16 year long tenancy. I informed her and the Landlord's agent that if there are issues that needed LTB resolution, they could follow the statutes when filing the appropriate applications with the LTB.

It is ordered that:

1. The motion to set aside Order LTB-L-034903-26, issued on April 27, 2026, is denied.
2. The stay of Order LTB-L-034903-26, is lifted immediately.
3. Order LTB-L-034903-26 is unchanged.

June 30, 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.