



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

**Citation:** Amiraco Properties Inc. v Christopher Allan, 2023 ONLTB 37593

**Date:** 2023-05-17 **File Number:**  
LTB-L-003637-23-SA

**In the matter of:** 105 EMPIRE ST LONDON  
ON N5Y1G6

**Between:** Amiraco Properties Inc. Landlord

**And**

Christopher Allan Tenants Laura-Lee Gawley

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Allan and Laura-Lee Gawley (the 'Tenants').

The Landlord's application was resolved by order LTB-L-003637-23, issued on March 29, 2022. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-003637-23.

The motion was heard by videoconference on March 8, 2023.

Only the Landlord's Agent, Corrie Sanford, attended the hearing. As of 1:33 p.m., the Tenants were 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. Since the Tenants did not appear at the hearing to support their motion, I find that this motion has been abandoned.

**It is ordered that:**

1. The motion to set aside Order LTB-L-003637-23, issued on March 29, 2022, is denied.
2. The stay of Order LTB-L-003637-23 is lifted immediately.
3. Order LTB-L-003637-23 is unchanged.

**May 17, 2023**

**Date Issued**

Khalid Akram

Member, Landlord and Tenants Board

Order Page 1 of 2

**File Number:** LTB-L-003637-23-SA

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.

