



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

**Citation:** AL-OBAIDI v PULEO, 2023 ONLTB 34167

**Date:** 2023-05-04 **File Number:**  
LTB-L-007338-23-SA

**In the matter of:** 5111, 950 PORTAGE PARKWAY  
VAUGHAN ON L4K0J7

**Between:** GHAZWAN AL-OBAIDI Landlord

**And**

FELICITA PULEO Tenant

GHAZWAN AL-OBAIDI (the 'Landlord') applied for an order to terminate the tenancy and evict FELICITA PULEO (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-007338-23, issued on February 3, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007338-23. The motion was heard by videoconference on March 6, 2023.

Only the Tenant attended the hearing. As of 9:30 a.m., the Landlord 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. The Tenant said that she moved out of the rental unit on March 1, 2023, and the tenancy terminated on that date. Consequently, the Tenants' set aside motion is moot.

**It is ordered that:**

1. The motion to set aside Order LTB-L-007338-23, issued on February 3, 2023, is denied.

2. The stay of Order LTB-L-007338-23, is lifted immediately.

**May 4, 2023**

**Date Issued**

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Alicia Johnson

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.

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