



**Nov 26, 2024**

Landlord and Tenant Board

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

**File Number: LTB-L-074042-24-SA**

**In the matter of:** 17, 2280 Baronwood Drive  
Oakville ON L6M5J8

**Between:** Natalie Ely Landlord

**And**

Shireen Shah Tenant

Natalie Ely (the 'Landlord') applied for an order to terminate the tenancy and evict Shireen Shah (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-074042-24, issued on September 18, 2024. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-074042-24.

The motion was heard by videoconference on November 18, 2024. Only the Tenant attended the hearing.


**Determinations:**

1. The Tenant gave the Landlord notice to terminate the tenancy effective September 26, 2024.
2. The Tenant vacated the rental unit on November 15, 2024.

**It is ordered that:**

1. The motion to set aside Order LTB-L-074042-24, issued on September 18, 2024, is denied.
2. The stay of Order LTB-L-074042-24, is lifted immediately.
3. Order LTB-L-074042-24 is unchanged.

**November 26, 2024**

A handwritten signature in blue ink, appearing to read 'Greg Joy', is written over a horizontal line.

**Date Issued**

**Greg Joy**  
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.