



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

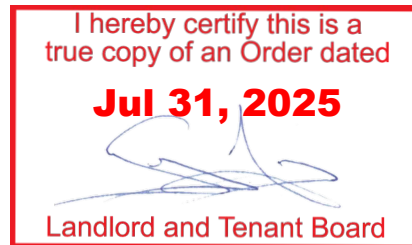
File Number: LTB-L-048558-25-SA

In the matter of: 555 GREY ST
LONDON ON N6B1H6

Between: Pranash Paul Singh Azrot

And

Catharine Louise Lamont
Melissa Lynn Marie Lamont
Joseph J Bourassa
William Todd Telfer



Landlord

Tenants

Pranash Paul Singh Azrot (the 'Landlord') applied for an order to terminate the tenancy and evict Catharine Louise Lamont, Melissa Lynn Marie Lamont, Joseph J Bourassa and William Todd Telfer (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-048558-25, issued on June 23, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-048558-25.

The motion was heard by videoconference on July 30, 2025. The Landlord represented by Reena Basser, and the Tenant's representative Vidy Matadeen, attended the hearing.

As of 3:01pm, 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. The Landlord and Tenants entered into an agreement to terminate the tenancy as of June 30, 2025.
2. The Tenant's representative submits that the Tenants signed the N11 agreements to terminate the tenancy under duress. The Tenants did not attend the hearing to testify and support this submission. The Tenants' representative is also of the opinion that the fact that the Tenants signed four separate N11's makes the N11's invalid. I do not agree with this opinion and find that each tenant agreed to terminate the tenancy.
3. Since the Tenant 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-048558-25 June 23, 2025, issued on June 23, 2025, is denied.
2. The stay of Order LTB-L-048558-25, is lifted immediately.
3. Order LTB-L-048558-25 is unchanged.

July 31, 2025



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.