



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-090297-25-SA

In the matter of: 1002, 2870 CEDARWOOD DR
OTTAWA ON K1V8Y5

Between: Hazelview Property Services Inc.

Landlord

And

Olivia Garraway
Trevor English

Tenants

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Olivia Garraway and Trevor English (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 18, 2025 with respect to application LTB-L-051561-25-SA.

The Landlord's application was resolved by order LTB-L-090297-25, issued on November 3, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-090297-25.

This motion was heard by videoconference on January 15, 2026. The Landlord's representative Natasha Mizzi, and the Tenants, attended the hearing.

At the hearing the parties agreed that if the Tenants paid to the Landlord \$7,664.69, representing the outstanding amount the Tenant owe, on or before January 23, 2026, the Landlord would consent to the Tenants' motion to set aside.

The Landlord was directed to provide a post hearing regarding the payment. The Landlord has confirmed that the payment has not been made. As a result, the motion to set aside is denied.

It is ordered that:

1. The motion to set aside Order LTB-L-090297-25, issued on November 3, 2025, is denied.
2. The stay of order LTB-L-090297-25 is lifted immediately.
3. Order LTB-L-090297-25 is unchanged.

January 29, 2026

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.