



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

File Number: LTB-L-003098-26-SA

In the matter of: 2, 543 SHERBROOKE ST
NORTH BAY ON P1B2C4

Between: 1000547492 Landlord

And

Angus Wesley Jr. Tenants
Angus Wesley Sr.

1000547492 (the 'Landlord') applied for an order to terminate the tenancy and evict Angus Wesley Jr. and Angus Wesley Sr. (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-003098-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-003098-26.

The motion was heard by videoconference on February 19, 2026. The Landlord's representative Sara Mathew attended the hearing.

As of 2:00pm, 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 February 1, 2026.
2. The Tenants have had the hydro turned off and the Tenants' belongings have been removed.
3. Since the Tenants did not attend the hearing, I find the Tenants have abandoned the set aside motion.

It is ordered that:

1. The motion to set aside Order LTB-L-003098-26, issued on January 19, 2026, is denied.
2. The stay of Order LTB-L-003098-26, is lifted immediately.
3. Order LTB-L-003098-26 is unchanged.

February 26, 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.