



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

File Number: LTB-L-003686-26-SA

In the matter of: 409, 1060 CAVEN STREET
MISSISSAUGA, ON L5G4J5

Between: Foresttown Developments Ltd Landlord

and

Bartlomiej Feliks Brzoza & Ivanna Vorotnlak Tenants

SET ASIDE MOTION ORDER

Procedural History of Application

Foresttown Developments Ltd (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Bartlomiej Feliks Brzoza and Ivanna Vorotnlak (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Landlord claimed the Tenants failed to meet a condition specified in the mediated settlement order issued on December 23, 2025 with respect to L1/L2 application LTB-L-081004-25.

The L4 application was resolved by order LTB-L-003686-26 issued on January 19, 2026 (the 'L4 Order'), which terminated the tenancy effective January 30, 2026.

On January 29, 2026, the Tenants filed a S2 set aside motion, requesting that the L4 Order be set aside.

The set aside motion was heard by videoconference on February 23, 2026. Both Tenants and the Landlord's legal representative Sabrina Marchionne (paralegal) attended the hearing.

Determinations:

1. At the set aside motion, all parties confirmed that the Tenants had vacated the rental unit on January 31, 2026.
2. The Tenants requested to withdraw their set aside motion, which I consented to. The set aside is essentially denied.

It is ordered that:

3. The set aside being withdrawn, the stay of the L4 Order is lifted immediately and the L4 Order remains confirmed and unchanged. The LTB's file is now closed.

March 4, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.