



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

File Number: LTB-L-105933-25-SA

In the matter of: 542 Mohawk Rd E
Hamilton ON L8V2J6

Between: Boma Tai-Osagbemi Landlords
Shakirat Tai-Osagbemi

and

Taylor Lea Ardagna Tenants
Mohammad Razaq

Boma Tai-Osagbemi and Shakirat Tai-Osagbemi (the 'Landlords') applied for an order to terminate the tenancy and evict Taylor Lea Ardagna and Mohammad Razaq (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on June 24, 2025 with respect to application LTB-L-037974-25.

The Landlords' application was resolved by order LTB-L-105933-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-105933-25.

This motion was heard by videoconference on March 2, 2026.

Only the Landlord, Boma Tai-Osagbemi, attended the hearing.

As of 9:36am, 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 Tenants did not attend the hearing to support their motion. I find the motion has been abandoned.

It is ordered that:

1. The motion to set aside Order LTB-L-105933-25, issued on January 6, 2026, is denied.
2. The stay of order LTB-L-105933-25 is lifted immediately.

March 10, 2026
Date Issued

Candace Aboussafy
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.