



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

File Number: LTB-L-004963-26-SA

In the matter of: 83, 1919 TRAFALGAR ST
LONDON ON N5V1A1

Between: Hanna Villegas Landlord
Jeremar Matibag

And

Kodey Robinson Tenant
Cecillia Black

Hanna Villegas and Jeremar Matibag (the 'Landlord') applied for an order to terminate the tenancy and evict Kodey Robinson and Cecillia Black (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 10, 2025 with respect to application LTB-L-050216-25-SA-RV.

The Landlord's application was resolved by order LTB-L-004963-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004963-26.

This motion was heard by videoconference on March 3, 2026.

Only the Landlord's Legal Representative Samantha Lee attended the hearing.

As of 9:44am, the Tenant was 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

The stay is lifted Immediately

2. The stay of order LTB-L-004963-26 is lifted immediately. The Landlord's Legal Representative was not aware of any circumstances that would support a delay of the lifting of the stay. The Tenant did not attend and thus I did not have an opportunity to hear evidence from them on the issue. Considering all the circumstances, I am satisfied that it would be appropriate to lift the stay immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-004963-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-004963-26 is lifted immediately

March 10, 2026
Date Issued

Reid Jackson
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.