



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

**File Number:** LTB-L-045833-25-SA

**In the matter of:** 323, 888 GLEN ST  
OSHAWA ON L1J5Z4

**Between:** Oshawa-Glen Developments Ltd Landlord

**And**

Heather Pamela Pollard Tenant

Oshawa-Glen Developments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Pamela Pollard (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 May 30, 2025 with respect to application LTB-L-073309-24-RV.

The Landlord's application was resolved by order LTB-L-045833-25, issued on June 13, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-045833-25.

This motion was heard by videoconference on January 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Sabrina Marchionne. Also in attendance was the Tenant's agent Tamesha Simmons.

The parties before the Board consented to the following order:

**It is ordered that:**

1. The motion to set aside Order LTB-L-045833-25, issued on June 13, 2025, is granted.
2. Order LTB-L-045833-25, issued on June 13, 2025, is set aside and cannot be enforced.
3. The Landlord's L4 application is dismissed as withdrawn.

**March 24, 2026**  
**Date Issued**

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Sonia Anwar-Ali  
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.