



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

File Number: LTB-L-012098-26-SA

In the matter of: Main Floor, 751 PHILLIP MURRAY AVE
OSHAWA ON L1J1J2

Between: Pole Zero Design Inc. Landlord

And

Paulo Monte Tenants
Angela Milne

Pole Zero Design Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Paulo Monte and Angela Milne (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 10, 2025 with respect to application LTB-L-088435-25.

The Landlord's application was resolved by order LTB-L-012098-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-012098-26.

This motion was heard by videoconference on May 5, 2026.

Only the Landlord's agent Joan Ly attended the hearing.

As of 1:30 pm, 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. Since the Tenants did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The stay of order LTB-L-012098-26 is lifted on June 5, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-012098-26, issued on February 17, 2026, is denied.

2. The stay of order LTB-L-012098-26 is lifted June 5, 2026.

May 14, 2026
Date Issued

Jagger Benham
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.