



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

**File Number:** LTB-L-029696-26-SA

**In the matter of:** Upstairs Unit, 1 BLUEBIRD PL  
ELMIRA ON N3B1W5

**Between:** Matthew Kenneth Jessop Landlords  
Maria Angelica Jessop

**And**

Daria Kulik Tenants  
Yevhenii Kulyk  
Antonina Kulyk

Matthew Kenneth Jessop and Maria Angelica Jessop (the 'Landlords') applied for an order to terminate the tenancy and evict Daria Kulik, Yevhenii Kulyk and Antonina Kulyk (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 March 30, 2026 with respect to application LTB-L-004741-26.

The Landlords' application was resolved by order LTB-L-029696-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-029696-26.

This motion was heard by videoconference on June 2, 2026. The Landlords represented by Damian Cordaie, and the Tenants, attended the hearing.

**Determinations:**

1. The Tenant testified that they vacated the rental unit on May 31, 2026.
2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-029696-26.

**It is ordered that:**

1. The motion to set aside Order LTB-L-029696-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-029696-26 is lifted immediately.

3. Order LTB-L-029696-26 is unchanged.

**June 10, 2026**

**Date Issued**

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Greg Joy

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.