



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

File Number: LTB-L-034413-26-SA

In the matter of: Unit #4, 4 Edgeware Dr
Etobicoke ON M8W1T4

Between: Halyna Zhukovska Landlords
Andriy Sahan

And

Peter Ostrowski Tenant

Halyna Zhukovska and Andriy Sahan (the 'Landlords') applied for an order to terminate the tenancy and evict Peter Ostrowski (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on February 2, 2026, with respect to the application LTB-L-082141-24.

The Landlords' application was resolved by the order LTB-L-034413-26, issued on April 24, 2026. This order was issued without a hearing being held.

On April 30, 2026, the Tenant filed a motion to set aside the order LTB-L-034413-26, issued on April 24, 2026.

This motion was heard by videoconference on June 15, 2026.

Only the Landlords attended the hearing.

The Tenant signed into the videoconference on or around 9:00am and spoke with *Tenant Duty Counsel*. The Tenant then disconnected from the videoconference prior to the start of the hearing and did not reconnect. There was no indication from the LTB's *Virtual Hearing Technical Support Line* that parties were having difficulties accessing the hearing room.

Accordingly, as of 10:49am, 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.

Determinations:

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

2. The stay of the order LTB-L-034413-26, issued on April 24, 2026, shall therefore be lifted immediately.

It is ordered that:

1. The motion to set aside the order LTB-L-034413-26, issued on April 24, 2026, is denied.
2. The stay of the order LTB-L-034413-26, issued on April 24, 2026, is lifted immediately.

June 16, 2026

Date Issued

Alexandre Traboulsi

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.