



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

File Number: LTB-L-035185-26-SA

In the matter of: 21 GADWALL AVE
BARRIE ON L4N8X6

Between: Jana Ohradzanska
Viliam Ohradzansky Landlord

And

Lisa Johnson
Zach Wilson Tenant

Jana Ohradzanska and Viliam Ohradzansky (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Johnson and Zach Wilson (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 October 10, 2025 with respect to application LTB-L-063740-25.

The Landlord's application was resolved by order LTB-L-035185-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-035185-26.

This motion was heard by videoconference on June 22, 2026.

Only the Landlord's Legal Representative, Howard Tavroges, attended the hearing.

As of 1:21 p.m., 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.

It is ordered that:

1. The motion to set aside Order LTB-L-035185-26, issued on April 27, 2026, is denied.

2. The stay of order LTB-L-035185-26 is lifted immediately.

June 24, 2026
Date Issued

Vicky Liu
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.