



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

File Number: LTB-L-035891-26-SA

In the matter of: Basement Unit B, 20 LOMBARDY CRES
BRAMPTON ON L6S4L8

Between: Batzibal Juan Landlords
Agustina Ajubatz

And

Mike Kazubek Tenants
Kendra Grundy

Batzibal Juan and Agustina Ajubatz (the 'Landlords') applied for an order to terminate the tenancy and evict Mike Kazubek and Kendra Grundy (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 24, 2026 with respect to application LTB-L-047564-25.

The Landlords' application was resolved by order LTB-L-035891-26, issued on May 4, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-035891-26.

This motion was heard by videoconference on June 23, 2026. The Landlords, represented by Kush Gupta, and the Tenants, represented by Joseph Kazubek, attended the hearing.

The last month rent deposit will be applied to June rent and no money is owing to either party. The parties also agree that this is in full and final settlement of all issues that arose from the tenancy to the date of this hearing.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-035891-26, issued on May 4, 2026, is denied.
2. The stay of order LTB-L-035891-26 is lifted on July 20, 2026.
3. Order LTB-L-035891-26 is unchanged.

June 29, 2026

Date Issued

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.