



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

File Number: LTB-L-035164-26-SA

In the matter of: main level, 7212 SEDAN SQ
MISSISSAUGA ON L5W1K3

Between: Mila Grubisic Landlord

And

Alual Kojok Tenants
Johna Raihan
Sara Raihan

Mila Grubisic (the 'Landlord') applied for an order to terminate the tenancy and evict Alual Kojok, Johna Raihan and Sara Raihan (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 13, 2024 with respect to application LTB-L-070059-24.

The Landlord's application was resolved by order LTB-L-035164-26, issued on May 1, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-035164-26.

This motion was heard by videoconference on June 23, 2026. The Landlord represented by Mike Andrews, and the Tenants, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$9,436.00 in arrears and costs to the end of December 2024. The Tenants agreed to a repayment plan that would have the balance owing to the Landlord at \$186.00 as of the date of this hearing.
2. When the Landlord filed the L4 application on April 25, 2026, the Tenants owed the Landlord \$5,936.00 when the balance should have been reduced to \$686.00. Since the L4 was filed the Tenants have made no payments to the Landlord. The amount the Tenants owe has increased to \$10,486.00 to the end of June.
3. At the hearing the Tenants requested a delay lifting the stay until the end of July 2026. The Tenants testified that they currently have no money to pay to the Landlord for a delay. I find it would be unfair to delay lifting the stay as requested.

4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-035164-26.

It is ordered that:

1. The motion to set aside Order LTB-L-035164-26, issued on May 1, 2026, is denied.
2. The stay of order LTB-L-035164-26 is lifted immediately.
3. Order LTB-L-035164-26 is unchanged.

June 30, 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.