



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

File Number: LTB-L-095610-25-SA

In the matter of: 36 EMERSON AVE
LEAMINGTON ON N8H5B6

Between: Leamington Nonprofit Housing

JAN 09, 2026

Landlord

And

Rebecca Sulja

Tenant

Leamington Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Sulja (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 14, 2025, with respect to application LTB-L-065281-25.

The Landlord's application was resolved by order LTB-L-095610-25, issued on November 18, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095610-25.

This motion was heard by videoconference on December 18, 2025.

The Landlord's Legal Representative Cameron Parrott and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. The Tenant's last name is "Sulja", not "Zulja". The application was amended accordingly.
2. The Tenant will access emergency rent assistance with the City of Windsor, who will contribute \$2,400.00 toward the arrears by January 31, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-095610-25, issued on November 18, 2025, is granted.
2. Order LTB-L-095610-25, issued on November 18, 2025, is set aside and cannot be enforced.

3. The previous order issued on October 14, 2025, with respect to LTB-L-065281-25 is amended as follows.
4. The Tenant shall pay to the Landlord \$4,762.00 for arrears of rent up to December 31, 2025, and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date	Amount
January 31, 2026	\$2,600.00
February 28, 2026	\$200.00
March 31, 2026	\$200.00
April 30, 2026	\$200.00
May 31, 2026	\$200.00
June 30, 2026	\$200.00
July 31, 2026	\$200.00
August 31, 2026	\$200.00
September 30, 2026	\$200.00
October 31, 2026	\$200.00
November 30, 2026	\$200.00
December 31, 2026	\$162.00

6. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing on or before the 18th day of each month for the period January 1, 2026, to December 31, 2026, or until the arrears are paid in full, whichever date is earliest. The rent is due on the 18th of each month only for the duration of the payment plan. This does not change the rent due date in the tenancy.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order, along with simple interest at a rate of 4 percent on the balance shall become due and owing to the Landlord the day following the date of default. In addition, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 9, 2026
Date Issued

 Kate Sinipostolova
 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.