



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

File Number: LTB-L-093366-25-SA

In the matter of: 1701, 30 TUSCARORA ST
WINDSOR ON N9A6Y6

Between: Cencourse Project Inc Landlord

And

Raquel Burke Tenant

Cencourse Project Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Raquel Burke (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 3, 2025 with respect to application LTB-L-013058-25-RV.

The Landlord's application was resolved by order LTB-L-093366-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-093366-25.

This motion was heard by videoconference on December 18, 2025. The Landlord's representatives, Justin Brody and Lorraine Granger, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was ordered to pay rent in full and on time from November 2025 for twelve consecutive months.
2. The Tenant testified that due to a family emergency after the hurricane in Jamaica, her family needed financial support. The Tenant sent the assistance and as a result November rent was not paid until November 6th. The Tenant sent an email to the Landlord to explain the situation. December rent was paid on time.
3. The Tenant testified she had serious financial issues that led to paying rent late but that those issues have been resolved.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-093366-25.

It is ordered that:

1. The motion to set aside Order LTB-L-093366-25, issued on November 12, 2025, is granted.
2. Order LTB-L-093366-25, issued on November 12, 2025, is set aside and cannot be enforced.
3. Order LTB-L-013048-25-RV remains in effect.

January 7, 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.