



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

File Number: LTB-L-090697-25-SA

In the matter of: 6 LAMBERT LANE
BOLTON ON L7E4M5

Between: 2739340 Ont Inc

Landlord

And

Adam Umphrey
Natalie Rheume

Tenants

2739340 Ont Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Umphrey and Natalie Rheume (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 October 16, 2025 with respect to application LTB-L-059058-25.

The Landlord's application was resolved by order LTB-L-090697-25, issued on November 5, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-090697-25.

This motion was heard by videoconference on December 22, 2025. The Landlord Kulwinder Chohan, and the Tenant Adam Umphrey, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$11,186.00 in arrears and costs to October 14, 2025. Rent is due on the 15th day of each month. At a hearing on September 23, 2025, the Tenants agreed to pay the Landlord \$7,000.00 on or before October 1, 2025, \$2,000.00 on or before October 15th plus \$3,500.00 rent, and the balance of \$2,186.00 plus \$3,500.00 November rent on or before November 15, 2025.
2. The Tenants failed to make any payments until December 1, 2025 which covered part of the amount the Tenants owe. The Tenant testified that there was an issue with a delay in withdrawing investments that caused delay.
3. The Tenants breached the conditions of the order and the amount the Tenants owe the Landlord has increased to \$13,960.00.

4. The Tenants proposed paying rent on time plus an additional \$500.00 toward arrears. The Landlord proposed a plan the required the Tenants to pay rent plus \$7,000.00 monthly as relief from eviction.
5. The Tenant testified that they are both unemployed, have no income and currently have no money to pay the Landlord.
6. After considering all of the circumstances, I find that this tenancy is not viable and that it would be unfair to set aside order LTB-L-090697-25.

It is ordered that:

1. The motion to set aside Order LTB-L-090697-25, issued on November 5, 2025, is denied.
2. The stay of order LTB-L-090697-25 is lifted immediately.
3. Order LTB-L-090697-25 is unchanged.

January 8, 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.

