



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

**File Number:** LTB-L-096875-25-SA

**In the matter of:** 1012, 4 HANOVER RD  
BRAMPTON ON L6S4J1

**Between:** Interrent Holdings Manager LP Landlord

**And**

**Jan. 7, 2026**

Cavette Ormsby Tenant

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Cavette Ormsby (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 7, 2025, with respect to application LTB-L-058543-25.

The Landlord's application was resolved by order LTB-L-096875-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096875-25.

This motion was heard by videoconference on December 23, 2025. The Landlord's Legal Representative, D. Abraham, and the Tenant attended the hearing.

**Determinations:**

1. The Tenant failed to meet a condition specified in the order issued by the LTB on October 7, 2025, with respect to application LTB-L-058543-25.
2. There is no dispute that the Tenant failed to pay:
  - a. \$2,000.00, arrears, on October 31, 2025,
  - b. \$2,238.68, the rent in full, on November 1, 2025, and
  - c. \$2,218.48, arrears, on November 14, 2025.
3. The Tenant testified that her benefits from Ontario Works was placed on hold when she applied for the Ontario Student Assistance Program (OSAP). The disbursement of funds by OSAP was delayed and caused her to breach the order. The Tenant did pay to the Landlord, \$9,939.00 between October 10, 2025, and December 12, 2025.

4. The parties agree that the outstanding amount to December 31, 2025, is \$3,051.49.
5. The Tenant, who expects to receive further OSAP disbursements, offered to pay the arrears to the Landlord as follows: \$756.84 on December 26, 2025, and \$1,147.32 on January 16, 2026, and January 26, 2026, respectively.
6. The Tenant, who had a back injury in September 2019 which impacted her work, has resided in the rental unit for approximately 7 years and has 9-year-old twin boys with autism.
7. The Landlord opposed the motion claiming that the Tenant fell into arrears in 2023 and since then, has been bailed out by the Region of Peel twice: to void an eviction order in September 2024, and to pay outstanding arrears in November 2024. The Tenant's nonpayment which has led to the Landlord's applications are added costs incurred by the Landlord for a tenancy that is no longer sustainable.
8. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-096875-25. The Act is a remedial legislation and while there is no dispute that the Tenant breached the order, she has made various payments to the Landlord, and presented a reasonable repayment arrangement for the outstanding amount. Therefore, I find it fair to give the Tenant another chance to continue the tenancy and provide stability for her children.

**It is ordered that:**

1. The motion to set aside Order LTB-L-096875-25, issued on November 24, 2025, is granted. The order cannot be enforced by the Landlord.
2. The previous order issued on October 7, 2025, with respect to LTB-L-058543-25 is cancelled and replaced by this order.
3. The Tenant shall pay to the Landlord \$3,051.49, which represents the arrears of rent and costs outstanding for the period ending October 31, 2025.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:

- (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

| <b>Date Payment Due</b>        | <b>Amount of Payment</b>           |
|--------------------------------|------------------------------------|
| On or before December 26, 2025 | \$756.84<br>(costs and arrears)    |
| On or before January 16, 2026  | \$1,147.33<br>(arrears)            |
| On or before January 26, 2026  | \$1,147.32<br>(balance of arrears) |

- (b) The Tenant shall also pay the Landlord the rent for the month of January 2026 on or before January 2, 2026.

5. If the Tenant fails to make any of the payments in accordance with paragraph 4, and by the dates required, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
- (b) The balance owing under paragraph 3 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

**January 7, 2026**  
**Date Issued**

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**Jitewa Edu**  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.