



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

File Number: LTB-L-087488-25-SA

In the matter of: 14, 254 MARCONI BLVD
LONDON ON N5V3Y5

Between: Arnsby Property Management

Landlord

And

Shayla Jones

Tenant

Arnsby Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Shayla Jones (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 March 26, 2025 with respect to application LTB-L-098795-24.

The Landlord's application was resolved by order LTB-L-087488-25, issued on October 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-087488-25.

This motion was heard by videoconference on December 15, 2025.

The Landlord's Agent, Leonard Anceta, and the Tenant attended the hearing.

Determinations:

1. The first issue before the Board is whether there was a breach of the order in respect to application LTB-L-098795-24 as alleged by the Landlord.
2. At the hearing, the Tenant indicated that she understood that she breached the terms of the agreement in accordance with the Landlord's L4 Application; specifically, in that she failed to pay the lawful rent due on October 1, 2025.
3. Upon review, however, it does not appear that the Tenant was technically in breach of the order. At Schedule A is a chart outlining what the Tenant's ledger balances should be (a) in accordance with the March 28, 2025 order in this file and (b) in reality, given the payments made by the Tenant/OW.
4. The monthly rent is \$136.00 and is due on the first day of each month. The Tenant also owes arrears, payable on the 20th of the month in the amount of \$100.00.

5. The arrears and filing fee due, as a result of the March 26, 2025 order in this matter, were \$2,823.00 up to March 31, 2025. A significant payment to the Landlord was made on March 28, 2025 of \$1,841.62. It is unclear as to where this figure came from and why it was paid to the Landlord, but it is reflected in the Landlord's ledger as a payment received.
6. This \$1,841.62 payment was not demanded in the order and neither the Tenant nor the Landlord's Agent could explain it. The Tenant indicated that her previous OW worker and a former employee of the Landlord (Rachel Richardson) had been in contact with one another, but the nature of any agreements between them is unknown.
7. The effect of this payment, however, is that the Tenant has been in a significant "pre-payment" state since March 28, 2025. This pre-payment has been further aided by the Tenant's ongoing (but somewhat sporadic) monthly payments of \$173.89 from OW. See Schedule A for a complete breakdown of debits and credits since March 1, 2025.
8. As of the date of the L4 application (October 17, 2025), the Tenant's actual ledger balance owing was \$716.15. If the provisions of the March 28, 2025 order had been followed (\$136.00 rent on time and in full plus \$100.00 towards arrears), the October 17, 2025 ledger balance owing should have been much higher (\$2,123.00).
9. While the Tenant is not making payments in the specified amounts on the 1st and 20th of the month (as detailed in the order), she has, in effect, pre-paid them. As such, these payments are not "late".
10. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-087488-25.
11. The Tenant would be well advised to contact her OW worker to determine what has transpired with the payments being made on her behalf.

It is ordered that:

1. The motion to set aside Order LTB-L-087488-25, issued on October 24, 2025, is granted.
2. Order LTB-L-087488-25, issued on October 24, 2025, is set aside and cannot be enforced.

January 8, 2026
Date Issued

Curtis Smith
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.

Schedule A

	Payments IAW Order				Payment (Actual)	
	Rent Due	Planned Rent Payment	Planned Arrears Payment	Planned Balance Outstanding	Actual Payment	Actual Balance Outstanding
01-Mar-25	\$136.00			\$2,823.00		\$2,823.00
20-Mar-25			\$100.00	\$2,723.00		\$2,823.00
28-Mar-25				\$2,723.00	\$1,841.62	\$981.38
31-Mar-25				\$2,723.00	\$173.89	\$807.49
01-Apr-25	\$136.00	\$136.00		\$2,723.00		\$943.49
20-Apr-25			\$100.00	\$2,623.00		\$943.49
30-Apr-25				\$2,623.00	\$173.89	\$769.60
01-May-25	\$136.00	\$136.00		\$2,623.00		\$905.60
20-May-25			\$100.00	\$2,523.00		\$905.60
30-May-25				\$2,523.00	\$173.89	\$731.71
01-Jun-25	\$136.00	\$136.00		\$2,523.00		\$867.71
20-Jun-25			\$100.00	\$2,423.00		\$867.71
01-Jul-25	\$136.00	\$136.00		\$2,423.00		\$1,003.71
03-Jul-25				\$2,423.00	\$173.89	\$829.82
20-Jul-25			\$100.00	\$2,323.00		\$829.82
01-Aug-25	\$136.00	\$136.00		\$2,323.00		\$965.82
05-Aug-25				\$2,323.00	\$173.89	\$791.93
20-Aug-25			\$100.00	\$2,223.00		\$791.93
01-Sep-25	\$136.00	\$136.00		\$2,223.00		\$927.93
02-Sep-25				\$2,223.00	\$173.89	\$754.04
20-Sep-25			\$100.00	\$2,123.00		\$754.04
01-Oct-25	\$136.00	\$136.00		\$2,123.00		\$890.04
16-Oct-25				\$2,123.00	\$173.89	\$716.15
20-Oct-25			\$100.00	\$2,023.00		\$716.15
01-Nov-25	\$136.00	\$136.00		\$2,023.00		\$852.15
20-Nov-25			\$100.00	\$1,923.00		\$852.15
27-Nov-25				\$1,923.00	\$173.89	\$678.26
01-Dec-25	\$136.00	\$136.00		\$1,923.00		\$814.26
02-Dec-25				\$1,923.00	\$173.89	\$640.37