



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

File Number: LTB-L-096728-25-SA

In the matter of: 07, 86 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Kaddine Nichola Lazarus Tenant

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Kaddine Nichola Lazarus (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 August 21, 2025 with respect to application LTB-L-019908-25-RV.

The Landlord's application was resolved by order LTB-L-096728-25, 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-096728-25.

This motion was heard by videoconference on January 6, 2026. The Landlord's representative Manny Bedi, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant moved into the rental unit in December 2024. The lawful monthly rent is \$1,775.00. When the Tenant's request to review was heard on July 29, 2025, the Tenant had failed to pay nearly 4 ½ months of the 7 months rent that had become due.
2. The Board granted relief from eviction noting that the Tenant had a monthly income of \$5,000.00 which afforded her that ability to pay rent and make payments toward arrears. The Tenant was ordered to pay rent on time as well as \$900.00 on or before the 17th day of each month from September until the amount owing was paid in full.
3. The last payment the Tenant made to the Landlord was on October 6th. Since that hearing in July, the amount the Tenant owes the Landlord has increased from \$7,811.00 to \$11,643.00.
4. The Tenant testified that she will be starting new employment but currently has no money. The Tenant also testified that she was attempting to get support from the Salvation Army.

5. The Landlord submitted evidence that shows Rachel Palmer from the Salvation Army sent an email to the Landlord's representative on November 18th with a number of questions including if the Landlord would halt the eviction if the arrears were paid in full. The same day Mr. Bedi responded to all the questions including that the would halt the eviction if the arrears were paid in full.
6. Mr. Bedi testified that he spoke with Ms. Palmer who informed him that the arrears would need to be reduced to two months for the Salvation Army to provide support. The arrears are now 6 ½ months rent. This represents half of the rent that has become due since the commencement of the tenancy.
7. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-096728-25.

It is ordered that:

1. The motion to set aside Order LTB-L-096728-25, issued on November 24, 2025, is denied.
2. The stay of order LTB-L-096728-25 is lifted immediately.
3. Order LTB-L-096728-25 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.

