



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

File Number: LTB-L-098025-25-SA

In the matter of: 305, 408 BLOOR ST E
OSHAWA ON L1H3M8

Between: 2228522 Ontario Ltd.

Landlord

And

Nicole Michaud
Sean Munro

Tenants

2228522 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Michaud and Sean Munro (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 July 15, 2025 with respect to application LTB-L-033085-25.

The Landlord's application was resolved by order LTB-L-098025-25, issued on November 26, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-098025-25.

This motion was heard by videoconference on January 8, 2026. The Landlord's representative Sara Cowan, and the Tenant Nicole Michaud, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$2,281 in arrears and costs to the end of July 2025. The Tenants agreed to pay the Landlord \$100.00 on or before the 15th day of each consecutive month commencing in August 2025 and continuing until the full amount was paid. The Tenants were also ordered to pay rent in full and on time.
2. The Tenants pay rent in cash and wait to pay so they can receive a receipt. The Landlord's representative testified that the Tenants are frequently late and that she is required to go to their unit multiple times to pick up the money.
3. The Tenant agreed to pay by money order which will be placed in the Superintendent's mailbox when payments are due.
4. Despite late payments, the Tenants are currently on track with the repayment plan.

5. As noted in order LTB-L-033083-25-SA, this is a 10 year tenancy and the Tenants have a severely disabled child.
6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-098025-25.

t is ordered that:

1. The motion to set aside Order LTB-L-098025-25, issued on November 26, 2025, is granted.
2. Order LTB-L-098025-25, issued on November 26, 2025, is set aside and cannot be enforced.
3. Order LTB-L-033085-25 remains in effect.

January 14, 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.

