



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

File Number: LTB-L-095757-25-SA

In the matter of: 22, 866 LAKESHORE DR
NORTH BAY ON P1A4A3

Between: Nipissing District Housing Corporation Landlord

And

Alana Philpott Tenants
James Hamel

Nipissing District Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alana Philpott and James Hamel (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 28, 2025 with respect to application LTB-L-068043-25.

The Landlord's application was resolved by order LTB-L-095757-25, issued on November 18, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-095757-25.

This motion was heard by videoconference on December 17, 2025.

The Landlord and the Tenants attended the hearing. The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenants failed to meet a condition specified in the order issued by the LTB on October 28, 2025 with respect to application LTB-L-068043-25.
2. The Tenants have since made the missed payments and are caught up in the payment plan.
3. The lawful rent is \$955.00.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-095757-25, issued on November 18, 2025, is granted.
2. Order LTB-L-095757-25, issued on November 18, 2025, is set aside and cannot be enforced.
3. The previous order issued on October 28, 2025 with respect to LTB-L-068043-25 remains in place.

January 15, 2026
Date Issued

Dawn Carr
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.