



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

File Number: LTB-L-077093-25-SA

In the matter of: 207, 4900 BATHURST ST
NORTH YORK ON M2R1X6

Between: IMH POOL XII LP Landlord

And

MICHELLE CAMPO Tenant

IMH POOL XII LP (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE CAMPO (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 June 24, 2025 with respect to application LTB-L-020254-25.

The Landlord's application was resolved by order LTB-L-077093-25, issued on September 22, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-077093-25.

This motion was heard by videoconference on January 15, 2026. The Landlord's representative Sylwia McArthur, and the Tenant represented by Kyle Warwick, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$7,525.00 in arrears and costs to the end of June 2025. The Tenant consented to an order where the entire amount the Tenant owed would paid by November 1, 2025. The amount the Tenant now owes has increased to \$11,057.16 which includes the cost to incurred to enforce the order.
2. The lawful monthly rent is \$1,467.90. The Tenant testified that her cleaning work makes her income approximately \$500.00 weekly. With the cost of rent and the balance of the Tenant's income, the Tenant cannot afford another repayment plan.
3. The Tenant's representative submits that the Tenant has asthma, is overwhelmed by her current situation, and requested additional time to vacate the rental unit.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-077093-25. I also find that considering the last payment the Tenant made to the Landlord was \$500.00 on November 27th and the fact that the arrears have significantly

increased since the Tenant agreed to the repayment plan, it would be unfair to delay lifting the stay.

It is ordered that:

1. The motion to set aside Order LTB-L-077093-25, issued on September 22, 2025, is denied.
2. The stay of order LTB-L-077093-25 is lifted immediately.
3. Order LTB-L-077093-25 is unchanged.

January 27, 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.