



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

File Number: LTB-L-102435-25-SA

In the matter of: 911, 180 SUDBURY ST
TORONTO ON M6J0A8

Between: St. Clare's Housing Landlord

And

Nicole Lawrence Tenant

St. Clare's Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Lawrence (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 24, 2025 with respect to application LTB-L-039646-25.

The Landlord's application was resolved by order LTB-L-102435-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102435-25.

This motion was heard by videoconference on January 15, 2026. the Landlord's representative Shibil Siddiqi, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Board heard the Landlord's application regarding persistently late payment of rent on September 17, 2025. The Tenant had paid rent late 16 of 17 months during the period January 2024 to May 2025. After the N8 the Tenant also paid rent late for the following four months.
2. The Landlord did not disagree with granting relief from eviction on the condition the Tenant pay rent in full and on time. The Board found that given the extreme nature of the Tenant's persistently late payment of rent the normal 12-month conditional order should be extended to 18 months.
3. Since the order was issued on September, the Tenant has not paid November, December or January rent. The Tenant owes the Landlord \$6,396.00.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-102435-25.

It is ordered that:

1. The motion to set aside Order LTB-L-102435-25, issued on December 9, 2025, is denied.
2. The stay of order LTB-L-102435-25 is lifted immediately.
3. Order LTB-L-102435-25 is unchanged.

January 21, 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.