



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

File Number: LTB-L-094036-25-SA

In the matter of: 2005, 5 Brockley Drive
Scarborough, ON M1P3J2

Between: Homestead Land Holdings Limited Landlord

and

Sharie Blackson Tenants
Israel Campbell
The Estate of Philip Campbell

SET ASIDE MOTION ORDER ON CONSENT

Homestead Land Holdings Limited (the 'Landlord') applied in a L4 application to terminate the tenancy and evict Sharie Blackson, Israel Campbell and The Estate of Philip Campbell (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Landlord claimed the Tenants did not meet a condition specified in the order issued by the LTB on July 3, 2025 with respect to application L1 application LTB-L-011078-25.

The Landlord's L4 application was resolved by order LTB-L-094036-25, issued on November 18, 2025, which terminated the tenancy effective November 29, 2025 (the 'L4 Order'). This order was issued without a hearing being held.

The Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on December 22, 2025. The Tenants Sharie Blackson and Israel Campbell attended on behalf of all Tenants and spoke to tenant duty counsel before the hearing started. The Landlord's legal representative Ashleigh Searles (paralegal) also attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord consents to the Tenants' set aside motion. The L4 Order LTB-L-094036-25 issued on November 18, 2025 is set aside, cannot be enforced, and is replaced by this order.

2. The parties agreed that the Tenants shall pay the Landlord **\$9,529.24**, which is the total amount currently owing up to December 31, 2025 (made up of \$9,343.24 in rent arrears plus \$186.00 for reimbursement of the Landlord's cost of filing the original L1 application).
3. The Landlord's application for eviction is denied, on the conditions set out below:
 - (a) on or before the 22nd day of each month, starting on January 22, 2026 and continuing for 19 months until July 22, 2027, the Tenants shall pay the Landlord \$500.00 towards arrears and costs; and
 - (b) in the 20th month of the payment plan, on or before August 22, 2027, the Tenants shall pay the Landlord the balance of \$29.24 towards arrears.
4. During the 20-month repayment plan set out above in paragraph 3, the Tenants shall also pay the Landlord the lawful monthly rent in full and on time by the 1st day of each month, starting on January 1, 2026 to continuing to August 1, 2027.
5. If the Tenants fail to make any of the payments in accordance with paragraphs 3 and 4 above, by the due dates listed, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraphs 2 to 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 3 or 4 of this order.
6. The balance owing under paragraph 2 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 21, 2026
Date Issued

Michelle Tan
Vice Chair, 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.