



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

File Number: LTB-L-102437-25-SA

In the matter of: UNIT 6, 220 KING ST
SUDBURY ON P3C2W1

Between: SUDBURY APARTMENT RENTALS Landlord
LIMITED

And

TAMMY DUMAIS Tenant

SUDBURY APARTMENT RENTALS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict TAMMY DUMAIS (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 July 7, 2025 with respect to application LTB-L-030852-25.

The Landlord's application was resolved by order LTB-L-102437-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102437-25.

This motion was heard by videoconference on January 20, 2026. The Landlord represented by John Cramer, and the Tenant, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, the parties agreed that the Tenant owed the Landlord \$21,041.53 in arrears and costs to the end of July 2025.
2. The Tenant agreed to pay the Landlord \$1,036.65 (rent) on or before July 4, 2025, and then \$500.00 on or before the 21st day of each month from July until the balance was paid in full.
3. At the hearing he Tenant testified that she can pay the Landlord the January rent plus \$500.00 on the day of the hearing. The reason the Tenant has made payments late is that she does not have a bank account and relies on her ex to transfer money for her. If the Tenant makes the payment of \$1,536.65 (rent plus \$500.00) the Tenant will be one arrears payment behind the consent order requirements.

4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-102437-25.
5. The Tenant testified that she would pay the Landlord \$1,536.65 on the day of the hearing. The Tenant was directed to make the payment as well as February rent on time as my decision was reserved at the hearing.
6. The Tenant also testified that she will have rent paid directly to the Landlord from ODSP.

It is ordered that:

1. The motion to set aside Order LTB-L-102437-25, issued on December 29, 2025, is granted.
2. Order LTB-L-102437-25, issued on December 29, 2025, is set aside and cannot be enforced.
3. Order LTB-L-030852-35 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$19,587.43 as follows:
5. The Tenant shall pay to the Landlord \$19,587.43 as follows:
 - The Tenant shall pay to the Landlord \$1,536.65 on or before January 23, 2026.
 - The Tenant shall pay to the Landlord \$500.00 on or before the 21st day of each consecutive month commencing February 2026 and continuing through January 2029.
 - The Tenant shall pay to the Landlord \$51.00 on or before February 21, 2029.
6. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing February 2026 and continuing through February 2029, or until the arrears and costs are paid in full.
7. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 22, 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.