



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

File Number: LTB-L-104546-25-SA

In the matter of: 11, 155 STINSON ST
HAMILTON ON L8N1S7

Between: Stinson Limited Partnership c/o EIWO Landlord
Canadian Management Ltd

And

Josephine Emboy Tenant

Stinson Limited Partnership c/o EIWO Canadian Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Josephine Emboy (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 28, 2025 with respect to application LTB-L-073350-25.

The Landlord's application was resolved by order LTB-L-104546-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104546-25.

This motion was heard by videoconference on January 22, 2026. The Landlord's representative Kundai Govereh, and the Tenant, attended the hearing.

Determinations:

1. The Board granted relief from eviction on the condition the Tenant paid rent in full and on time from December 2025 for twelve consecutive months.
2. The Tenant failed to pay rent for the first two months of the order on time. December was not paid until December 22nd, and January was paid on January 5th.
3. The Tenant testified that her father had passed away and that her mother had a stroke. The Tenant has been financially supporting her mother. The Tenant can pay rent on time going forward and is seeking on last chance to maintain the tenancy.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-104546-25 and provide the Tenant a final opportunity to preserve this tenancy.

5. As a condition of relief from eviction the Tenant will be ordered to pay rent on time for the next 24 months.

It is ordered that:

1. The motion to set aside Order LTB-L-104546-25, issued on January 5, 2026, is granted.
2. Order LTB-L-104546-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. Order LTB-L-073350-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing February 2026 and continuing through January 2028.
5. In the event the Tenant fails to make the above said payments in full and on time, 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 28, 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.

