



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

File Number: LTB-L-106597-25-SA

In the matter of: 600, 186 KING ST
LONDON ON N6A1C7

Between: 186 King St. Limited Partnership Landlord

And

Errol Dominique McPhee Tenant

186 King St. Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Errol Dominique McPhee (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 October 7, 2025 with respect to application LTB-L-058153-25.

The Landlord's application was resolved by order LTB-L-106597-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-106597-25.

This motion was heard by videoconference on January 27, 2026. The Landlord's representative Kundai Govereh, and the Tenant, attended the hearing.

Determinations:

1. Despite being late with payments, the Tenant has caught up with the requirements of the payment plan and the amount the Tenant owes now is \$586.00. The lawful monthly rent is \$1,300.00.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-106597-25.

It is ordered that:

1. The motion to set aside Order LTB-L-106597-25, issued on January 7, 2026, is granted.
2. Order LTB-L-106597-25, issued on January 7, 2026, is set aside and cannot be enforced.

January 29, 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.