



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

File Number: LTB-L-089027-25-SA

In the matter of: 108, 750 WONDERLAND RD S
LONDON ON N6K4K4

Between: Hazelview Property Services Inc.

Landlord

And

Harold James

Tenant

Hazelview Property Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Harold James (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-052421-24.

The Landlord's application was resolved by order LTB-L-089027-25, issued on October 31, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-089027-25.

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

Determinations:

1. The Tenant owed the Landlord \$16,312.92 in arrears and costs to the end of October 2024. The Tenant was to pay rent plus \$350.00 monthly with a final lump sum payment of \$111,426.68 on or before October 1, 2025.
2. The Tenant had hoped to sell his motorcycle to make the final payment. The Tenant has been making the arrears payments and is seeking a new payment plan. The Tenant has lived in the rental unit for over twenty years and now has a roommate. The Tenant proposed paying rent plus \$700.00 beginning in February and continuing until the arrears are paid.
3. The Tenant owes the Landlord \$10,154.72, which includes the \$335.00 cost the Landlord incurred to enforce the order.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-089027-25.

It is ordered that:

1. The motion to set aside Order LTB-L-089027-25, issued on October 31, 2025, is granted.
2. Order LTB-L-089027-25, issued on October 31, 2025, is set aside and cannot be enforced.
3. Order LTB-L-052421-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$10,154.72 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord the lawful rent plus \$700.00 on or before the 1st day of each consecutive month commencing February 2026 and continuing through March 2027.
 - The Tenant shall pay to the Landlord the lawful monthly rent plus \$254.72 on or before April 1, 2027.
5. 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 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.

