



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

File Number: LTB-L-104499-25-SA

In the matter of: 305, 318 MALAGA RD
Oshawa ON L1J1N7

Between: 1850208 Ontario Ltd. Landlord

And

Denise Reynolds Tenant

1850208 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Reynolds (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 27, 2025 with respect to application LTB-L-036975-25-SA.

The Landlord's application was resolved by order LTB-L-104499-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104499-25.

This motion was heard by videoconference on February 3, 2026. The Landlord's representative Denise Ranger, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Board heard the Tenant's previous set aside motion on July 2, 2025. The issue before the Board was that the Tenant had been persistently late paying rent. At the time of the hearing the Tenant was two months behind paying rent due to a shut down at work. The Landlord opposed relief from eviction noting that since 2019 the Landlord had been before the Board on an annual basis with the Tenant, and that the Tenant continues to pay rent in accordance with her own schedule.
2. In granting relief from eviction, the Board member found that the Tenant deserved one last chance to preserve her tenancy.
3. The Board ordered the Tenant to pay rent in full and on time from September 2025 through August 2026.
4. Since the Board issued the order on August 27, 2025, the Tenant paid part of September rent and has made no further payments to the Landlord. The amount the Tenant owes to the Landlord is \$6,646.00.

5. After considering all of the circumstances, including the fact the Board granted relief on a previous set aside motion and of the six months rent that was to be paid on time since the order was issued, the Tenant made one partial payment toward the first month and did not pay rent for the other five months, I find that it would be unfair to set aside order LTB-L-104499-25.

It is ordered that:

1. The motion to set aside Order LTB-L-104499-25, issued on January 8, 2026, is denied.
2. The stay of order LTB-L-104499-25 is lifted immediately.
3. Order LTB-L-104499-25 is unchanged.

February 6, 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.