



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

File Number: LTB-L-104898-25-SA

In the matter of: 25, 40 BASE LINE RD W
LONDON ON N6J1V2

Between: Forest Quarter Family Residences c/o M.F. Arnsby Property Management Ltd. Landlord

And

Bobbi-Jo Burridge Tenant

Forest Quarter Family Residences c/o M.F. Arnsby Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Bobbi-Jo Burridge (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 November 13, 2025 with respect to application LTB-L-077754-25-SA.

The Landlord's application was resolved by order LTB-L-104898-25 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-104898-25.

This motion was heard by videoconference on February 4, 2026.

The Landlord's representative, Preston Haynes, the Tenant and the Tenant's representative, Nazia Fahreen, attended the hearing.

Determinations:

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-104898-25 issued on January 5, 2026 and that order LTB-L-077754-25-SA issued on November 13, 2025 be cancelled and replaced with the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-104898-25 issued on January 5, 2026 is granted.
2. Order LTB-L-104898-25 issued on January 5, 2026 is set aside and cannot be enforced.

3. The previous order issued on November 13, 2025 with respect to LTB-L-077754-25-SA is cancelled and replaced with the following.
4. On or before March 15, 2026, the Tenant shall pay to the Landlord \$293.00 for arrears of rent up to February 28, 2026 and costs.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to March 31, 2026, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026
Date Issued

Karen Gonçalves
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.