



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

Citation: Schaefer v Loure, 2026 ONLTB 12938

Date: 2026-02-10

File Number: LTB-L-107824-25-SA

In the matter of: 303, 715 MILLWOOD RD
Toronto ON M4G1V7

Between: Stefanie Schaefer Landlord

And

Isaac Loure Tenant

Stefanie Schaefer (the 'Landlord') applied for an order to terminate the tenancy and evict Isaac Loure (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 29, 2025 with respect to application LTB-L-068488-25.

The Landlord's application was resolved by order LTB-L-107824-25, issued on January 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107824-25.

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

Only the Tenant attended the hearing.

As of 1:25 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

There was not a breach of the previous order

1. The Tenant denied that he breached a condition in order LTB-L-068488-25 issued on October 29, 2025. He stated that he paid the arrears of payment of \$350.00 which was due on December 20, 2025 by depositing cash into the locked rent drop box at the residential complex on December 18, 2025.

2. At my request, the Tenant produced text messages with the Landlord, together with photographs of his cash payment being placed in the drop box [Doc 7301035]. The text message from the Landlord confirms receipt of the December 18, 2025 cash payment.
3. The Tenant confirmed that he continues to pay his rent in full and on time, together with all of the arrears payments.
4. Based on the uncontested evidence before me, I find that the Tenant did not fail to meet a condition specified in the order issued by the LTB on October 29, 2025 with respect to application LTB-L-068488-25. Therefore the Tenant's motion to set aside Order LTB-L-107824-25, issued on January 9, 2026, is granted.

It is ordered that:

1. The motion to set aside Order LTB-L-107824-25, issued on January 9, 2026, is granted.
2. Order LTB-L-107824-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 29, 2025 with respect to LTB-L-068488-25 is unchanged.

February 10, 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.