



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

File Number: LTB-L-006129-26-SA

In the matter of: Upper Unit, 146 HANMER ST E
BARRIE ON L4M6W2

Between: Guannan Liu Landlord

And

Kim Catherine Tenant

Guannan Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Kim Catherine (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 13, 2025 with respect to application LTB-L-021685-25.

The Landlord's application was resolved by order LTB-L-006129-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006129-26.

This motion was heard by videoconference on February 17, 2026. The Landlord Nancy Liu, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$3,691.62 in unpaid utility costs. The Tenant was ordered to pay the Landlord \$500.00 monthly until the full amount was paid at the end of February 2026. The Tenant was making payments until she ran into financial difficulties.
2. The amount the Tenant now owes is \$3,443.22 which includes a bill the Landlord forwarded to the Tenant the day before this hearing.
3. The Tenant has made significant efforts to pay previous arrears and has demonstrated a willingness to pay the Landlord. The Tenant proposed paying the Landlord the full amount in three monthly installments at the end of each month.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-006129-26.

It is ordered that:

1. The motion to set aside Order LTB-L-006129-26, issued on January 27, 2026, is granted.
2. Order LTB-L-006129-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. Order LTB-L-021685-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,443.22 as follows:
 - The Tenant shall pay to the Landlord \$814.40 on or before March 31, 2026.
 - The Tenant shall pay to the Landlord \$814.41 on or before April 30, 2026.
 - The Tenant shall pay to the Landlord \$814.41 on or before May 31, 2026.
5. The Tenant shall also pay all utility bills that become due until the full amount ordered above has been paid in full.
6. 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

February 20, 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.

