



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

File Number: LTB-L-103485-25-SA

In the matter of: 018923 BRUCE ROAD 10
GEORGIAN BLUFFS ON N0H2T0

Between: 1000143883 Ontario Inc Landlord

And

Jessica McCorkindale Tenant

1000143883 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica McCorkindale (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 September 24, 2025, with respect to application LTB-L-057445-25.

The Landlord's application was resolved by order LTB-L-103485-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103485-25.

This motion was heard by videoconference on February 12, 2026. The Tenant's Legal Representative, S. Moorhead, attended the hearing.

Preliminary Issue:

The Landlord's Legal Representative, C. Widdrington, was ill on the morning of the hearing, but sent correspondence to the LTB confirming the terms of below.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-103485-25, issued on December 11, 2025, is granted. The order cannot be enforced by the Landlord.
2. The order issued by the LTB on September 24, 2025, with respect to LTB-L-057445-25 is cancelled and replaced by this order.
3. The Tenant shall pay to the Landlord \$643.11, which represents the arrears of rent and costs outstanding for the period ending February 28, 2026.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:

- (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
On or before March 1, 2026	\$400.00 (costs and arrears)
On or before April 1, 2026	\$243.11 (arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of March 2026 and April 2026, on or before the first day of each corresponding month.

5. If the Tenant fails to make any of the payments in accordance with paragraph 4, and by the dates required, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.

- (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 25, 2026
Date Issued

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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.