



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

File Number: LTB-L-002625-26-SA

In the matter of: 408, 450 WINONA DR
YORK ON M6C3T9

Between: 2298097 Ontario Inc.

Landlord

And

STEPHANIE BARBOZA

Tenant

2298097 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHANIE BARBOZA (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 March 25, 2025 with respect to application LTB-L-093904-24.

The Landlord's application was resolved by order LTB-L-002625-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-002625-26.

This motion was heard by videoconference on February 19, 2026. The Landlord's representative Amy McCue, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was ordered to pay rent in full and on time from April 2025 through March 2026.
2. The Tenant did not pay rent for December, January or February on time. As of the date of this hearing all amounts owing to the Landlord have been paid in full.
3. The Tenant testified that in December she was suffering from mental health issues and was having difficulty with daily tasks. The Tenant is now on medications and seeing a psychologist to assist with these issues.
4. The Tenant has lived in the rental unit for ten years and testified that now that she is on the medications, is receiving counselling and can pay rent in full on time going forward.
5. The Landlord points to the fact that there have been two previous applications for not paying rent.

6. After considering all of the circumstances, including the length of the tenancy, that the Tenant does not owe any money to the Landlord, and the reason the Tenant provided for being late with payments, I find that it would not be unfair to set aside order LTB-L-002625-26.
7. I also find it fair to order the Tenant to pay rent in full and on time for the next twelve months.

It is ordered that:

1. The motion to set aside Order LTB-L-002625-26, issued on January 19, 2026, is granted.
2. Order LTB-L-002625-26, issued on January 19, 2026, is set aside and cannot be enforced.
3. Order LTB-L-093904-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing March 2026 and continuing through April 2027.
5. 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 25, 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.

