



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

File Number: LTB-L-003022-26-SA

In the matter of: 6, 25 Albion Street
Belleville ON K8N3R7

Between: Barb Hannemann Landlords
Fred Hannemann

And

Kyle Vantol Tenant

Barb Hannemann and Fred Hannemann (the 'Landlords') applied for an order to terminate the tenancy and evict Kyle Vantol (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 22, 2025 with respect to application LTB-L-013444-25.

The Landlords' application was resolved by order LTB-L-003022-26, 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-003022-26.

This motion was heard by videoconference on February 26, 2026. The Landlord represented by Dara Saunders, and the Tenant, assisted by Duty Counsel Samantha Hayward, attended the hearing.

Determinations:

1. The Tenant was ordered to pay rent in full and on time from August 2025 through January 2028 due to persistently late payment of rent.
2. The Tenants was paying rent as required from August through December. In December, the Tenant fell which caused him to miss some work and the factory where he works was partially shut down. The Tenant lost addition work for the balance of December.
3. The Tenant received sole custody of a one-year-old child. The child's mother was addicted to meth amphetamine and was spending money on drugs which caused the late payments.
4. When the Tenant knew he could not pay rent on January 1st, he contacted CAS for support. He then contacted Ontario Works for rent bank assistance. Due to the holidays,

there was a delay in support. The Tenant received the support payment and the Landlord was paid on January 16th. February rent was paid on time.

5. After considering all of the circumstances, including the fact the six of the seven months that became due were paid in full and on time, I find that it would not be unfair to set aside order LTB-L-003022-26.

It is ordered that:

1. The motion to set aside Order LTB-L-003022-26, issued on January 19, 2026, is granted.
2. Order LTB-L-003022-26, issued on January 19, 2026, is set aside and cannot be enforced.

March 2, 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.