



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

File Number: LTB-L-004689-26-SA

In the matter of: 603, 500 WINDSOR AVE
Windsor ON N9A6Y5

Between: Diamond Property Management Landlord

And

Stacie Bechard Tenant

Diamond Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Stacie Bechard (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 December 8, 2025 with respect to application LTB-L-087461-25-SA.

The Landlord's application was resolved by order LTB-L-004689-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004689-26.

This motion was heard by videoconference on February 26, 2026. The Landlord's representative Nada Francis, and the Tenant, attended the hearing,

Determinations:

1. At a hearing on August 14, 2025, it was determined that the Tenant owed the Landlord \$5,196.00 in arrears and costs to the end of August. Order LTB-L-045212-25 was issued on September 29, 2025. The Board granted relief from eviction on the condition that the Tenant paid the Landlord \$136.00 on or before October 15, 2025, and was then to pay the Landlord \$466.00 on or before the 15th of each following month until the full amount was paid. The Tenant was also required to pay rent in full and on time. The repayment plan was based on the Tenant's submissions.
2. The Tenant failed to pay October rent and did not make the first arrears payment. The Landlord filed an L4 application on October 17, 2025. The Board issued order LTB-L-087461-25 on October 24, 2025 without a hearing. The tenancy was terminated and the order evicted the Tenant.
3. On October 27, 2025, the Tenant filed a set aside motion. At the hearing on November 24, 2025, with the assistance of a Board Dispute Resolution Officer, the Landlord consented to

the set aside motion. The Tenant owed the Landlord \$4,594.00 to the end of November 2025. The Tenant again agreed to pay the Landlord rent on time as well as \$466.00 on or before the 15th of each month.

4. The Tenant breached the conditions of the set aside order and on January 16, 2026, the Landlord filed another L4 application. On January 26, 2026, the Board issued order LTB-L-004689-26. On February 1, 2026, the Tenant filed another set aside motion which led to this hearing.
5. Since the order issued on September 29, 2025, the Tenant should have paid \$2,000.00 toward arrears of rent. The Tenant has made no payments to the Landlord in January or February and the amount the Tenant owes for arrears and costs has increased to \$6,471.00.
6. The lawful monthly rent is \$1,670.00. Rent becomes due three days after this hearing and the Tenant testified that she currently has \$1,000.00.
7. After considering all of the circumstances, including the fact that the arrears continue to increase, that the Tenant has been provided with three opportunities to preserve the tenancy, and the fact the Tenant has lived in the rental unit for less than one year, I find that it would be unfair to set aside order LTB-L-004689-26.

It is ordered that:

1. The motion to set aside Order LTB-L-004689-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-004689-26 is lifted immediately.
3. Order LTB-L-004689-26 is unchanged.

March 6, 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.

