



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

File Number: LTB-L-006332-26-SA

In the matter of: 63 KIMITO PRIVATE
OTTAWA ON K1T3M9

Between: Ottawa Community Housing Landlord

And

PRISCA SIKULI Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict PRISCA SIKULI (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 15, 2025 with respect to application LTB-L-063071-25-SA.

The Landlord's application was resolved by order LTB-L-006332-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-006332-26.

This motion was heard by videoconference on March 2, 2026.

The Landlord's Legal Representative Samantha Smith and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

Determinations:

1. The Tenant agreed that she failed to meet a condition specified in the order issued by the LTB on September 15, 2025, with respect to application LTB-L-063071-25 by failing to pay the Landlord an arrears payment on or before January 1, 2026.
2. The Tenants arrears are currently at \$3,818.00 to March 31, 2026. The Tenant requested that the set aside be denied but that the stay be lifted as of March 12, 2026, as she has an emergency meeting on March 12, 2026, to get to the rent bank to possibly clear all of the arrears. The Tenant testified that she has a 6-year-old child in the unit.
3. The Landlord's Legal Representative asked for the stay to be lifted immediately, as this is the 3rd payment plan that the Tenant failed to adhere to.

4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-006332-26. That said, based on the circumstances of both parties I will extend the lifting of the stay to March 12, 2026, to allow the Tenant time to try to repay the arrears.
5. The stay of order LTB-L-006332-26 is lifted on March 12, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-006332-26, issued on January 30, 2026, is denied.
2. The stay of order LTB-L-006332-26 is lifted March 12, 2026.
3. Order LTB-L-006332-26 is unchanged.

March 9, 2026
Date Issued

Jagger Benham
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.