



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

File Number: LTB-L-095013-25-SA

In the matter of: MAIN FLOOR, 56 WATERMILL ST
KINGSVILLE ON N9Y1E9

Between: 1000989373ONTARIOINC Landlord

And

Abbie Chamberlain Tenants
Christian william Nowles

1000989373ONTARIOINC (the 'Landlord') applied for an order to terminate the tenancy and evict Abbie Chamberlain and Christian william Nowles (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on October 30, 2025 with respect to application LTB-L-056907-25.

The Landlord's application was resolved by order LTB-L-095013-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-095013-25.

This motion was heard by videoconference on December 11, 2025. The Landlord Chris Seres, and the Tenants, attended the hearing.

Determinations:

1. The Tenants had been persistently late paying rent. With the assistance of a Board Dispute Resolution Officer, the parties agreed that the Tenants owed \$10,000.00 on arrears to the end of October and that rent was due on the 9th day of each month.
2. The Tenants agreed that if they did not make the payments that were agreed to in the order that they would vacate the rental unit. The Tenants did not make any of the payments as of the date of the hearing.
3. The Tenants also consented to an order to pay rent in full and on time from November 2025 through October 2026. The Tenants made no payments toward rent.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-095013-25.

It is ordered that:

1. The motion to set aside Order LTB-L-095013-25, issued on November 17, 2025, is denied.
2. The stay of order LTB-L-095013-25 is lifted immediately.
3. Order LTB-L-095013-25 is unchanged.

March 10, 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.