



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

File Number: LTB-L-005230-26-SA

In the matter of: 44, 705 WELLAND AVE
ST CATHARINES ON L2M7X4

Between: Central Gospel Community Homes c/o Shabri Properties Limited Landlord

And

Caitlin McKay Tenant

Central Gospel Community Homes c/o Shabri Properties Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Caitlin McKay (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 July 29, 2025 with respect to application LTB-L-037513-25.

The Landlord's application was resolved by order LTB-L-005230-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005230-26.

This motion was heard by videoconference on March 5, 2026. The Landlord's representative Genny Serravalle, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$ in arrears and costs to the end of July 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay the Landlord rent on time as well as \$250.00 on or before the 20th day of each month commencing in September and continuing until the arrears were paid in full.
2. The Tenant's worker from Ontario Works changed and The Tenant testified there was an issue with rent payments. The issue has been resolved and the Tenant will be able to pay the rent on time.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-005230-26 and to issue a new payment plan as set out below.
4. The parties agree the Tenant owes the Landlord \$828.93 in arrears and costs to the end of March 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-005230-26, issued on January 27, 2026, is granted.
2. Order LTB-L-005230-26, issued on January 27, 2026, is set aside and cannot be enforced.
3. Order LTB-L-037513-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$828.93 as follows:
 - The Tenant shall pay to the Landlord \$250.00 on or before March 20, 2026.
 - The Tenant shall pay to the Landlord \$250.00 on or before April 20, 2026.
 - The Tenant shall pay to the Landlord \$250.00 on or before May 20, 2026.
 - The Tenant shall pay to the Landlord \$78.93 on or before June 20, 2026.
5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through June 2026, or until the arrears and costs are paid in full.
6. 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 and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

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.

