



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

File Number: LTB-L-004578-26-SA

In the matter of: 3217 MEADOW MARSH CRES
OAKVILLE ON L6H0T6

Between: NANSY NASRALLA Landlord

And

MARIE (MATTIE)- ROSE NGO-NJOCK Tenants
HILLARIE SOPPO

NANSY NASRALLA (the 'Landlord') applied for an order to terminate the tenancy and evict MARIE (MATTIE)- ROSE NGO-NJOCK and HILLARIE SOPPO (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 January 12, 2026 with respect to application LTB-L-082927-25-AM.

The Landlord's application was resolved by order LTB-L-004578-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-004578-26.

This motion was heard by videoconference on March 5, 2026. The Landlord's representative Anome Mehrabian, and the Tenants represented by Vanessa Smith, attended the hearing.

Determinations:

1. At a hearing on December 15, 2025, the Tenant agreed they owed the Landlord \$72,186.00 in arrears and costs to the end of December 2025. With the assistance of a Board Dispute Resolution Officer, the Landlord waived \$22,186.00 due to the Board's monetary jurisdiction, and the Tenant were ordered to pay the Landlord \$50,000.00 plus rent as it became due. The lawful monthly rent is \$6,000.00.
2. The Tenants made the first arrears payment on December 22, 2025 but have made no further payments toward rent or arrears. The amount the Tenants owe the Landlord has increased to \$84,186.00.
3. The Tenants are seeking another repayment plan over the Landlord's objection.

4. Considering the fact that the Board would be required to waive another \$34,186.00 of the amount the Tenants owe to consider relief from eviction, and the fact the Tenants significantly breached the consent order requirements, I find that it would be unfair to set aside order LTB-L-004578-26.

It is ordered that:

1. The motion to set aside Order LTB-L-004578-26, issued on January 27, 2026, is denied.
2. The stay of order LTB-L-004578-26 is lifted immediately.
3. Order LTB-L-004578-26 is unchanged.

March 12, 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.