



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

File Number: LTB-L-107114-25-SA

In the matter of: 415, 190 CLARK BLVD
BRAMPTON ON L6T4A8

Between: 190 Clark Apartments Limited Landlord

And

Khadijah Anglin Tenant

190 Clark Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Khadijah Anglin (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 3, 2025 with respect to application LTB-L-071142-24.

The Landlord's application was resolved by order LTB-L-107114-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107114-25.

This motion was heard by videoconference on March 10, 2026. The Landlord's representative Faith McGregor, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was granted relief from eviction by the Board on the condition the Tenant paid rent in full and on time from April 2025 through March 2026.
2. In December the Tenant paid rent late and was short \$8.62. In January and February the Tenant was also late paying rent. March was paid on time.
3. The Tenant was relying on Ontario Works to pay a portion of the rent and the Tenant was to pay the balance. The Tenant blamed a delay in the support payments and blamed to for not depositing the rent on time.
4. The current rent ledger shows that the Tenant has received support for Peel Region to put her in a credit position. The Tenant has also gained full time employment and testified she will not be late in the future.

5. The Tenant has lived in the unit for ten years and provides sole support to two twelve year old children.
6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-107114-25.
7. I also find it reasonable to extend the requirement to pay rent on time for and additional twelve months to provide the Tenant with a last opportunity to preserve this tenancy.

It is ordered that:

1. The motion to set aside Order LTB-L-107114-25, issued on January 7, 2026, is granted.
2. Order LTB-L-107114-25, issued on January 7, 2026, is set aside and cannot be enforced.
3. Order LTB-L-071142-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through March 2028.
5. 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, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 17, 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.

