



March 12, 2026

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

File Number: LTB-L-003287-26-SA

In the matter of: 7, 424 BLEECKER AVE
BELLEVILLE ON K8N5R5

Between: Hastings Local Housing Corporation Landlord

And

Christal Palmer Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Christal Palmer (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 June 27, 2025, with respect to application LTB-L-040050-25-SA.

The Landlord's application was resolved by order LTB-L-003287-26, 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-003287-26.

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

The Landlords Agent Christine LeBlanc and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered that:

1. The motion to set aside Order LTB-L-003287-26, issued on March 13, 2026, is granted.
2. Order LTB-L-003287-26, issued on March 13, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 27, 2025, with respect to LTB-L-040050-25-SA is cancelled and replaced with the following:

4. The Tenant shall pay to the Landlord \$3678.60 for arrears of rent owing up to March 31, 2026.
5. The Tenant shall pay to the landlord the amount set out in paragraph 4 in accordance with the following schedule.

Date Payment Due	Amount of Payment
March 5, 2026	\$600.00
March 19, 2026	\$600.00
April 2, 2026	\$600.00
April 7, 2026	\$1878.60

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph #4 #5 #6 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

March 12, 2026

Date Issued

Jennifer Buckminster

Hearings Officer, 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.

