



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

File Number: LTB-L-005498-26-SA

In the matter of: 708, 1280 WEBSTER ST
LONDON ON N5V3P4

Between: Webster Apts Inc. Landlord

And

Christen Burchiel Tenant

Webster Apts Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christen Burchiel (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 December 18, 2025 with respect to application LTB-L-080218-25.

The Landlord's application was resolved by order LTB-L-005498-26, issued on January 26, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-005498-26.

This motion was heard by videoconference on March 12, 2026. the Landlord's representative Darren Fink, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$4,917.82 in arrears and costs to the end of December 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay rent plus \$200.00 from January to April, with a final payment of \$4,117.82 on or before May 15, 2026.
2. The last time the Tenant made any payments to the Landlord was in August 2025. The amount the Tenant owes the Landlord has increased to \$8,845.95.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-005498-26.

It is ordered that:

1. The motion to set aside Order LTB-L-005498-26, issued on January 26, 2026, is denied.

2. The stay of order LTB-L-005498-26 is lifted immediately.
3. Order LTB-L-005498-26 is unchanged.

March 19, 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.