



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

File Number: LTB-L-007220-26-SA

In the matter of: 4, 23 GIBSON ST
PARRY SOUND ON P2A1W5

Between: Jill Corrigan Landlord

And

Michel Potvin Tenant

Jill Corrigan (the 'Landlord') applied for an order to terminate the tenancy and evict Michel Potvin (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 January 7, 2026 with respect to application LTB-L-086435-25.

The Landlord's application was resolved by order LTB-L-007220-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007220-26.

This motion was heard by videoconference on March 11, 2026.

The Landlord, the Tenant, and the Tenant's Legal Representative Jayson R. Swain attended the hearing.

Determinations:

1. It was undisputed that the Tenant failed to meet a condition specified in the order issued by the LTB on January 7, 2026, with respect to application LTB-L-086435-25. The Tenant failed to pay his rent and arrears on January 22, 2026.
2. The Tenant testified that he had a mental health episode over the Christmas holidays due to a confluence of various external pressures and personal circumstances. As a result, he was unable to work until late February 2026. The Tenant also experienced a family loss in February 2026. The Tenant has sought assistance and changed his medication, allowing him to stabilize and return to work. The Tenant indicated that he intends to repay the arrears and sought to preserve the tenancy.
3. The Landlord opposed the Tenant's request, testifying that he has a history of paying rent late or in portions. The Landlord stated that the Tenant does not communicate with her

about his circumstances or the rent payments. Combined with the absence of payments since the prior order, the Landlord does not believe that the Tenant will comply with a new payment plan. The Landlord testified that she relies on the rent to pay for her own expenses, including property taxes and maintenance at the unit.

4. I am satisfied that the Tenant's breach of order LTB-L-086435-25 occurred due to external factors, and that those issues have now been resolved. Having reviewed the Tenant's income and expenses, I am satisfied that he has the financial capacity to repay the arrears within a reasonable time. While I am mindful of the Landlord's concerns regarding the Tenant's payment history, she did not present evidence of financial hardship resulting from the arrears. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-007220-26.

It is ordered that:

1. The motion to set aside Order LTB-L-007220-26, issued on January 30, 2026, is granted.
2. Order LTB-L-007220-26, issued on January 30, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 7, 2026, with respect to LTB-L-086435-25 is amended as follows.
4. The Tenant shall pay to the Landlord \$5,386.00 for arrears of rent up to March 21, 2026, and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$400.00 on or before the 22nd day of each month from March 22, 2026, to March 22, 2027; and
 - \$186.00 on or before April 22, 2027.
6. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing on or before the 22nd day of each month for the period March 22, 2026, to April 22, 2027, 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 of this order, along with simple interest at a rate of 4 percent on the balance shall become due and owing to the Landlord the day following the date of default. In addition, 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 March 21, 2026.

March 13, 2026
Date Issued

Kate Sinipostolova
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.