



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

File Number: LTB-L-005360-26-SA

In the matter of: 6, 1 JAMES ST W
COBOURG ON K9A2J8

Between: 2141517 Ontario Inc. Mathews Holdings Landlord

And

Krista Marshall Tenant

2141517 Ontario Inc. Mathews Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Krista Marshall (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 23, 2025 with respect to application LTB-L-084816-25.

The Landlord's application was resolved by order LTB-L-005360-26, 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-005360-26.

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

Determinations:

1. The Tenant owed the Landlord \$2,699.79 in arrears and costs to the end of December 2025. The Tenant consented to an order to pay rent in full and on time from January 2026 and continuing until the arrears were paid in full. The Tenant was also to pay the Landlord \$245.44 with rent from March 2026 through January 2027.
2. The Tenant has made no payments toward rent or arrears since the consent agreement. The last payment the Tenant made to the Landlord was a rent payment on October 1, 2025. It has been five months since the Tenant has made a payment and the amount the Tenant owes the Landlord has increased to \$5,213.53.
3. The Tenant has no income and had no income at the time of the agreement. The Tenant was expecting the Salvation Army to assist but was informed that because they had already provided assistance to the Tenant that they would not provide any further assistance.

4. The Landlord submits that at the hearing in December the Tenant indicated that she was back to work and could afford the payment plan. There has been no communication from the Tenant since then.
5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-005360-26.

It is ordered that:

1. The motion to set aside Order LTB-L-005360-26, issued on January 26, 2026, is denied.
2. The stay of order LTB-L-005360-26 is lifted immediately.
3. Order LTB-L-005360-26 is unchanged.

March 20, 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.

