

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

File Number: LTB-L-105666-25-SA

In the matter of: 307, 20 STRATHAVEN DR
MISSISSAUGA ON L5R3R9

Between: CERVANTES LIONS NON PROFIT
HOUSING CORP

Landlord

And

SANTHI MENON

Tenant

CERVANTES LIONS NON PROFIT HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict SANTHI MENON (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 August 30, 2023 with respect to application LTB-L-067856-22.

The Landlord's application was resolved by order LTB-L-105666-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105666-25.

This motion was heard by videoconference on March 12, 2026. the Landlord's representative Cathy Coretti, and the Tenant represented by Farida Salim, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$19,112.00 in arrears and costs to the end of August 2023. The Tenant was ordered to pay the Landlord \$2,300.00 on or before December 20, 2023, and then to pay \$200.00 on or before the 20th of each month from January 2024 until the full amount was paid.
2. The Landlord claims the Tenant requested to change the date of the arrears payment to the 1st of the month with the rent payment. A letter to the Tenant in September confirmed this.
3. The Tenant testified that she did not want this to begin until January 2026.
4. Due to the change, the Tenant's payments were returned as NSF.

5. Before the breach in December 2025, the Tenant was on track with the repayment plan. At the hearing it was determined that the Tenant owed the Landlord \$6,114.00 to the end of March 2026 to get back on track with the repayment plan. The Tenant testified that she could make the payment on the day of the hearing.
6. The Landlord opposed relief citing that there have been many previous breaches and appearances before the Board with this tenant.
7. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-105666-25 on the condition the Tenant pays to the Landlord \$6,114.00 on or before March 13, 2026.
8. The Landlord's post hearing submission confirms the Tenant paid the Landlord \$6,115,.00 on March 13, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-105666-25, issued on January 6, 2026, is granted.
2. Order LTB-L-105666-25, issued on January 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-067856-22 remains in effect.

March 18, 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.

