



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

File Number: LTB-L-010015-26-SA

In the matter of: 704, 1801 FROBISHER LANE
OTTAWA ON K1G0E7

Between: Paramount Property Management Inc. Landlord

And

Melissa Phillips Tenant

Paramount Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Phillips (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 9, 2025 with respect to application LTB-L062437-25.

The Landlord's application was resolved by order LTB-L-010015-26, issued on February 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-010015-26.

This motion was heard by videoconference on March 19, 2026. The Landlord's representative Naoim Steele, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant has paid the Landlord all outstanding amounts owing and there is currently no money owing to the Landlord.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-010015-26.

It is ordered that:

1. The motion to set aside Order LTB-L-010015-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010015-26, issued on February 9, 2026, is set aside and cannot be enforced.

March 25, 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.