



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

File Number: LTB-L-009955-26-SA

In the matter of: 48 LAKEHURST DR
ST CATHARINES ON L2N4C2

Between: Liam Lacey Landlord

And

Jennifer Jackson Tenant

Liam Lacey (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Jackson (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 26, 2025 with respect to application LTB-L-059879-25.

The Landlord's application was resolved by order LTB-L-009955-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009955-26.

This motion was heard by videoconference on March 19, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$ in arrears and costs to the end of September 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay the Landlord \$500.00 on or before the 15th day of each month from October 2025 until the arrears were paid in full. The Tenant also agreed to pay rent.
2. The Tenant has been late making payments due to employment issues but has currently made all the payments required by order LTB-L-059879-25. The Tenant has lived in the unit for seven years.
3. The Landlord testified that over the past two years the Tenant has been consistently late paying rent which causes him financial challenges.
4. by the LTB on September 26, 2025 with respect to application LTB-L-059879-25.

5. After considering all of the circumstances, including the length of the tenancy and the fact that the Tenant has made all the required payments, I find that it would not be unfair to set aside order LTB-L-009955-26.

It is ordered that:

1. The motion to set aside Order LTB-L-009955-26, issued on February 13, 2026, is granted.
2. Order LTB-L-009955-26, issued on February 13, 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.