



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

File Number: LTB-L-012950-26-SA

In the matter of: 573 SINCLAIR ST
COBOURG ON K9A2Y8

Between: Jeffrey Harrison Landlord

And

Kurtis Williams Tenants
Sarah Macdowall

Jeffrey Harrison (the 'Landlord') applied for an order to terminate the tenancy and evict Kurtis Williams and Sarah Macdowall (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on February 9, 2026 with respect to application LTB-L-096621-25 and LTB-L-108137-25.

The Landlord's application was resolved by order LTB-L-012950-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-012950-26.

This motion was heard by videoconference on March 19, 2026. The Landlord represented by John Lambe, and the Tenants, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, the parties agreed that the Tenants owed the Landlord \$11,386.00 in arrears and costs to the end of January 2026. The Tenant agreed to pay rent on time as well as \$500.00 on or before the 15th day of each month from February 2026 until the entire balance was paid on or before December 2027.
2. The Tenants have made no payments toward rent or arrears. The last payment the Tenants made to the Landlord was in August 2025. The amount the Tenants owe has increased to \$16,800.00.
3. The Tenants testified that they currently have no money to pay the Landlord and are behind with other bills.

4. The Tenants are seeking a delay lifting the stay due to the needs of their child and securing alternative housing.
5. Considering the fact the Tenants have made no payments to the Landlord since August 2025, agreed to make payments, have shown no good faith by failing to make any payments and that the Tenants have no money to pay the Landlord to delay lifting the stay, I find that it would be unfair to set aside order LTB-L-012950-26.

It is ordered that:

1. The motion to set aside Order LTB-L-012950-26, issued on February 17, 2026, is denied.
2. The stay of order LTB-L-012950-26 is lifted immediately.
3. Order LTB-L-012950-26 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.