



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

**File Number:** LTB-L-007080-26-SA

**In the matter of:** 114, 500 MURRAY ROSS PKY  
NORTH YORK ON M3J2Z3

**Between:** CAPREIT LIMITED PARTNERSHIP Landlord

**And**

JAMILA BRIANNA MERCHANT Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JAMILA BRIANNA MERCHANT (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 October 31, 2025 with respect to application LTB-L-065072-25.

The Landlord's application was resolved by order LTB-L-007080-26, issued on January 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007080-26.

This motion was heard by videoconference on March 19, 2026. The Landlord's representative Jason Paine, and the Tenant, attended the hearing.

**Determinations:**

1. The Tenant owed the Landlord \$1,290.72 in arrears and costs to the end of October 2025. The lawful monthly rent is \$2,252.44. The Tenant's weekly income is \$350.00 which is insufficient to cover the monthly rent. The amount the Tenant owes the Landlord has increased to \$8,273.23 to the end of March 2026.
2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-007080-26.

**It is ordered that:**

1. The motion to set aside Order LTB-L-007080-26, issued on January 30, 2026, is denied.
2. The stay of order LTB-L-007080-26 is lifted immediately.
3. Order LTB-L-007080-26 is unchanged.

**March 20, 2026**

**Date Issued**

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**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.