



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

Citation: Chandra v Harris, 2026 ONLTB 24505

Date: 2026-03-26

File Number: LTB-L-013666-26-SA

In the matter of: 104 HAIG ST
ST CATHARINES ON L2R6L2

Between: Sid Chandra Landlord

And

Malcolm Harris Tenant

Sid Chandra (the 'Landlord') applied for an order to terminate the tenancy and evict Malcolm Harris (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 on June 2, 2025 with respect to application LTB-L-017842-25.

The Landlord's application was resolved by order LTB-L-013666-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-013666-26.

This motion was heard by videoconference on March 18, 2026.

Only the Tenant attended the hearing.

As of 1:35 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant admits that he made his arrears payment late in February 2026.
2. The Tenant said that he has had discussions with the Landlord, and they have agreed that he is permitted to make his last few arrears payments late. because of the dates the Tenant receives his pay. There remain only two more arrears payments of \$490.50
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-013666-26.

It is ordered that:

1. The motion to set aside Order LTB-L-013666-26, issued on February 17, 2026, is granted.
2. Order LTB-L-013666-26, issued on February 17, 2026, is set aside and cannot be enforced.
3. Order LTB-L-013666-25 issued on February 17, 2026, is cancelled and the original order LTB-L-017842-25 is still in force.
4. The original order LTB-L-017842-25 issued on June 2, 2025, remains unchanged.

March 26, 2026
Date Issued

Nancy Morris
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.