



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

**Citation:** Gravelle v Reyes De Gonzales, 2026 ONLTB 24787

**Date:** 2026-03-27

**File Number:** LTB-L-010360-26-SA

**In the matter of:** 56 JOHN ST  
BROCKVILLE ON K6V5A7

**Between:** Daniel Gravelle Landlord

**And**

Desiree Reyes De Gonzales Tenant

Daniel Gravelle (the 'Landlord') applied for an order to terminate the tenancy and evict Desiree Reyes De Gonzales (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 January 27, 2026 with respect to application LTB-L-093041-25.

The Landlord's application was resolved by order LTB-L-010360-26, 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-010360-26.

This motion was heard by videoconference on March 19, 2026.

The Landlord, the Landlord's representative, Ali Bukhari, and the Tenant attended the hearing.

### **Determinations:**

#### There was a breach of the previous order

1. The Tenant admitted that she did not pay her rent in full on or before February 1, 2026.
2. Therefore, I am satisfied that the Tenant failed to meet a condition specified in the order issued by the LTB on January 27, 2026 with respect to application LTB-L-093041-25, namely that the Tenant shall pay new rent on time and in full as it comes due and owing on February 1, 2026.

The surrounding circumstances

3. The Tenant stated that when she entered into the consent order on January 20, 2026 she was expecting a child support payment by January 27, 2026. When that payment was not received, she did not have enough money for rent. She admitted that she also did not pay the arrears payment of \$2,986.00 on or before February 28, 2026.
4. As of the date of the motion, the Tenant has paid no money to the Landlord since the breach. She stated that she lost her job on February 12, 2026 and she is a single parent of two children (ages 3 and 5). One of her children has serious medical issues which requires a lot of travelling for medical appointments..
5. The Tenant confirmed that her only source of income is the child tax benefit. However, she has an appointment on March 26, 2026 to apply for Ontario Works.
6. The Tenant wants to stay in the unit and requested a new payment plan. She believes that she can pay the Landlord \$1,800.00 from her \$2,400.00 child tax benefit which she expects to receive on March 20, 2026 plus an additional \$300.00 per month until the arrears are paid.
7. The Tenant admitted that while she received the child tax benefit in February 2026, she did not pay any money to the landlord because she needed it for other expenses. Her disclosed monthly expenses are \$2,950.00.
8. The Landlord does not want a new payment plan, especially since the Tenant breached the original consent order almost immediately. He stated that the Tenant ignores the Landlord's communications and he does not believe she will or can adhere to another payment plan because her expenses are higher than her current income.
9. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-010360-26. I say this because the Tenant immediately breached the consent order and does not have enough income to pay her rent and disclosed expenses, let alone the arrears. The Tenant's expectation that she will be approved for Ontario Works is speculative. It would be extremely prejudicial to the Landlord to set aside the order LTB-L-010360-26, given that I am satisfied that the tenancy is not viable.

Lifting the stay

10. The Tenant request that the stay of order LTB-L-010360-26 be delayed until May 31, 2026 to allow her extra time to find a new place to live. The Landlord was only prepared to delay lifting the stay until April 30, 2025. Given that I am satisfied that this tenancy is not viable, I find it appropriate to lift the stay on April 30, 2025.

**It is ordered that:**

1. The motion to set aside Order LTB-L-010360-26, issued on February 9, 2026, is denied.
2. The stay of order LTB-L-010360-26 is lifted on April 30, 2026.

3. Order LTB-L-010360-26 is unchanged.

**March 27, 2026**  
**Date Issued**

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Karen Gonçalves  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.