



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

File Number: LTB-L-105785-25-SA

In the matter of: 12, 2030 BLUEFIELDS DR
BURLINGTON ON L7P1K1

Between: Gregory Land Corp Landlord

And

Charisse Henning Tenant

Gregory Land Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Charisse Henning (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 May 29, 2025 with respect to application LTB-L-015907-25.

The Landlord's application was resolved by order LTB-L-105785-25, issued on January 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105785-25.

This motion was heard by videoconference on March 16, 2026.

The Landlord's agent Greg Riedstra and the Tenant attended the hearing.

Determinations:

There was a breach of the previous order

1. The Tenant admits that they failed to meet a condition specified in the order issued by the LTB on May 29, 2025 with respect to application LTB-L-015907-25. Specifically, the Tenant admits that they did not pay their monthly rent for December 2025 or the ordered arrears payment on December 15, 2025. Furthermore, since the motion was filed, the Tenant admits to not making rent payments.

The surrounding circumstances

2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-105785-25.

3. The Tenant attended the hearing only to seek an additional 60 days in order to vacate the rental unit. The Tenant testified that they are on disability and working part-time hours. Furthermore, it has been extremely difficult for them to find suitable alternative housing.
4. The Landlord's position is that the Tenant has had sufficient time to vacate, having known of the eviction order since January 6, 2026. Additionally, the Landlord's evidence was that there is a financial hardship and the Tenant remaining in the rental unit without making payments is making the situation worse.

The stay is lifted immediately

5. The stay of order LTB-L-105785-25 is lifted immediately. Given the Tenant's evidence about their circumstances, I do not find it appropriate to grant additional time. The Tenant has shown no commitment to making payments after the motion was filed, and I find any delay would be too prejudicial to the Landlord as the arrears continue to increase. Furthermore, the Tenant submitted no supplemental documentation to support their current situation. I have taken the Tenant's circumstances under consideration but find that any delay in lifting the stay is inappropriate.

It is ordered that:

1. The motion to set aside Order LTB-L-105785-25, issued on January 6, 2026, is denied.
2. The stay of order LTB-L-105785-25 is lifted immediately.
3. Order LTB-L-105785-25 is unchanged.

March 25, 2026
Date Issued

Brett Lockwood
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.