



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

File Number: LTB-L-007484-26-SA

In the matter of: 216, 25 GLENN HAWTHORNE BLVD
MISSISSAUGA ON L5R3E6

Between: Peel Housing Corp o/p As Peel Living Landlord

And

Kissian Bailey Tenant

Peel Housing Corp o/p As Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Kissian Bailey (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 March 26, 2025 with respect to application LTB-L-096755-24-sa.

The Landlord's application was resolved by order LTB-L-007484-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007484-26.

This motion was heard by videoconference on March 24, 2026. The Landlord's representative Cyrina Aska, and the Tenant, attended the hearing.

Determinations:

1. The Landlord notes that there has been a long history of attempting to work with the Tenant to preserve this tenancy.
2. In February 2023 the Landlord served an N4 notice on the Tenant where the Tenant owed \$3,360.12 in arrears of rent. When the Landlord filed the L1 application in March 2023 the amount the Tenant owed had increased to \$5,557.12. When order LTB-L-025189-23 was issued the Tenant owed the Landlord had again increased to \$10,651.12.
3. The Landlord consented to a repayment plan with a section 78 provision.
4. The Tenant breached the conditions of the order. The Landlord filed an L4 application. The Tenant filed a set aside motion. In November 2023, the amount the Tenant owed had increased to \$14,914.12. the Landlord consented to another repayment plan with a section 78 provision.

5. The Tenant again breached the conditions of the order. The Landlord filed an L4 application and the Tenant filed another set aside motion. When order LTB-L-096755-24 was issued, the amount the Tenant owed the Landlord had again increased to \$20,868.12 to the end of March 2025. The Landlord consented to another repayment plan which would have had the arrears paid off by April 15, 2026. Had the Tenant complied with the conditions of the consent order, the Tenant would have owed the Landlord \$1,301.12 as of the date of this hearing.
6. The amount the Tenant owes as of the date of this hearing is \$17,253.12. This amount is equal to nearly eleven months of unpaid rent.
7. From the time this process began in February 2023, the amount of arrears of rent has increased from \$3,860.12 to \$17,253.12 with breaches of three consent orders intended to provide the Tenant with opportunities to preserve the tenancy.
8. The Tenant has attempted to receive support from programs to assist paying the arrears of rent but has not received any support. The Landlord opposes any further relief from eviction.
9. Considering the history of the attempts to preserve the tenancy, the Tenant's repeated failure meet the terms of orders, and the increasing amount the Tenant owes the Landlord, I find that this tenancy is no longer viable and that it would be unfair to set aside order LTB-L-007484-26.

It is ordered that:

1. The motion to set aside Order LTB-L-007484-26, issued on February 2, 2026, is denied.
2. The stay of order LTB-L-007484-26 is lifted immediately.
3. Order LTB-L-007484-26 is unchanged.

March 31, 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.

