



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

File Number: LTB-L-095966-25-SA

In the matter of: 18, 1490 BIRCHCLIFFE AVE
OSHAWA ON L1J3M2

Between: Durham Regional Local Housing Corporation Landlord

And

Samantha Murray Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Murray (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 September 16, 2025 with respect to application LTB-L-055024-25.

The Landlord's application was resolved by order LTB-L-095966-25, issued on November 19, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095966-25.

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

Determinations:

1. The Tenant owed the Landlord \$7,940.00 in arrears and costs to the end of September 2025. The Tenant breached the conditions of the repayment plan but has reduced the amount owing to the Landlord to \$7,285.40.
2. The Tenant now has employment earning take home pay of \$900.00 every two weeks and proposed paying rent plus \$500.00 each month.
3. The Landlord agreed to the Tenant's proposal.

It is ordered that:

1. The motion to set aside Order LTB-L-095966-25, issued on November 19, 2025, is granted.

2. Order LTB-L-095966-25, issued on November 19, 2025, is set aside and cannot be enforced.
3. Order LTB-L-055024-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$7,285.40 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord the lawful rent plus \$500.00 on or before the 1st day of each consecutive month commencing April 2026 and continuing through May 2027.
 - The Tenant shall pay to the Landlord the lawful rent plus \$285.40 on or before June 1, 2027.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 25, 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.

