



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

File Number: LTB-L-097766-25-SA

In the matter of: 810, 880 RILEY CRT
MISSISSAUGA ON L4Y4E2

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

And

Shernette Rodney Tenant

Peel Housing Corp o/p As Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Shernette Rodney (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 20, 2025 with respect to application LTB-L-074321-24.

The Landlord's application was resolved by order LTB-L-097766-25, issued on November 26, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097766-25.

This motion was heard by videoconference on March 30, 2026. The Landlord's representative Cyrina Aska, and the Tenant, attended the hearing,

Determinations:

1. The Tenant owed the Landlord \$3,862.00 in arrears and costs to the end of January 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agree to pay the Landlord \$322.00 on or before the 21st day of each month from January 2025 through December 2025.
2. When the Landlord filed the L4 application on November 20, 2025, the amount the Tenant owed the Landlord had been reduced to \$3,660.00.
3. The Tenant testified that she had financial challenges including losing support from ODSP for two months.
4. Since the L4 was filed, the amount the Tenant owes has been reduced to \$3,301.60. The Tenant testified that her adult son, who also lives in the rental unit, works part-time at Metro and makes \$23.00 an hour. He can make as much as \$700.00 a week with overtime and can contribute to paying rent and making arrears payments. The Tenant has

lived in the rental unit for 14 years. The Tenant is unemployed and receives \$579.00 monthly in housing support.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-097766-25.

It is ordered that:

1. The motion to set aside Order LTB-L-097766-25, issued on November 26, 2025, is granted.
2. Order LTB-L-097766-25, issued on November 26, 2025, is set aside and cannot be enforced.
3. Order LTB-L-074321-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$3,301.60 as follows:
 - The Tenant shall pay to the Landlord \$300.00 on or before the 21st day of each consecutive month commencing April 2026 and continuing through January 2027.
 - The Tenant shall pay to the Landlord \$301.60 on or before February 21, 2027.
5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through February 2027, or until the arrears and costs are paid in full.
6. 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.

April 1, 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.

