



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

File Number: LTB-L-015625-26-SA

In the matter of: 1, 9 BIRCHLEA AVE
ETOBICOKE ON M8W1E8

Between: Lakeshore Realty Ltd. Landlord

And

Louis Lambie Tenant

Lakeshore Realty Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Louis Lambie (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 11, 2025 with respect to application LTB-L-052227-25.

The Landlord's application was resolved by order LTB-L-015625-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015625-26.

This motion was heard by videoconference on April 2, 2026. The Landlord's representative Francesca Kellar, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$8,721.43 in arrears and costs to the end of September 2025. The Tenant did not attend the hearing but the Board granted relief from eviction on the condition the Tenant paid rent plus \$500.00 on or before the 1st day of each consecutive month beginning in October 2025.
2. The Tenant made no payments until a payment on January 14, 2026 and has made no payments since. The amount the Tenant owes has increased to \$14,343.06.
3. The Tenant testified that he was injured at work in June 2025. The Tenant was receiving Employment Insurance and testified he was receiving \$900.00 every two weeks. The Tenant was asked how he fell into arrears of rent in September. The Tenant testified that his brother was living with him and had moved out. In addition, the Tenant has not had a zero balance since July 2022.

4. Based on this testimony and the fact that the Tenant made only one payment between October and April, I find the Tenant cannot afford to pay rent and make reasonable payments toward the arrears.
5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-015625-26.

It is ordered that:

1. The motion to set aside Order LTB-L-015625-26, issued on February 24, 2026, is denied.
2. The stay of order LTB-L-015625-26 is lifted immediately.
3. Order LTB-L-015625-26 is unchanged.

April 8, 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.