



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

File Number: LTB-L-007234-26-SA

In the matter of: 42 PRINCE OF WALES DR
BARRIE ON L4N0T1

Between: Kyle Marta Landlord

And

Valerie Hearn Tenants
Normand Beaudette

Kyle Marta (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Hearn and Normand Beaudette (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on April 11, 2025 with respect to application LTB-L-001690-25.

The Landlord's application was resolved by order LTB-L-007234-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-007234-26.

This motion was heard by videoconference on April 2, 2026. The Landlord's representative Sahar Ali, and the Tenants, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, the Tenants owed the Landlord \$11,638.26 in arrears and costs to May 10, 2025. Rent is due on the 11th day of each month.
2. The Tenants were making payments until Normand Beaudette lost his job. The amount the Tenants owe has been reduced to \$6,775.05.
3. The Tenants proposed paying \$4,000.00 by April 3rd and making monthly \$1,000.00 payments and rent on time.
4. The Tenants have lived in the unit for 22 years and been tenants of this landlord since 2014.
5. The Landlord opposed a repayment believing it is prejudicial to the Landlord.

6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-007234-26.

It is ordered that:

1. The motion to set aside Order LTB-L-007234-26, issued on February 2, 2026, is granted.
2. Order LTB-L-007234-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. The Tenants shall pay to the Landlord \$6,775.05 as follows:
 - The Tenants shall pay to the Landlord \$4,000.00 on or before April 3, 2026.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before April 25, 2026.
 - The Tenants shall pay to the Landlord \$1,000.00 on or before May 25, 2026.
 - The Tenants shall pay to the Landlord \$775.05 on or before June 25, 2026.
4. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing April 2026 and continuing through June 2026, or until the arrears and costs are paid in full.
5. In the event the Tenants fail 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 Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 7, 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.

