



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

File Number: LTB-L-015880-26-SA

In the matter of: 7, 407 ELIZABETH ST
SUDBURY ON P3E2X2

Between: 2439088 Ontario Inc. Landlord

And

Michelle Leduc Tenant

2439088 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Leduc (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 12, 2025 with respect to application LTB-L-096395-24.

The Landlord's application was resolved by order LTB-L-015880-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015880-26.

This motion was heard by videoconference on April 1, 2026.

The Landlord and the Tenant attended the hearing. The Tenant was represented by Lea Britt.

Determinations:

1. At the hearing, it came to my attention from the evidence of the parties that the arrears owed in order LTB-L-096395-24 issued on March 12, 2025 were paid in April 2025 and as such, the Tenant voided the order.
2. The Landlord filed a breach alleging the Tenant paid the rent late for February 2026 however, the requirement to pay rent on time extended up until the arrears were paid in full. There was no application before the Board regarding persistently late payment of rent.
3. Therefore, the motion must be granted as the Landlord was not entitled to the ex parte order that issued and the Landlord's L4 application is dismissed.
4. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The motion to set aside Order LTB-L-015880-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015880-26, issued on February 27, 2026, is set aside and cannot be enforced.

April 10, 2026
Date Issued

Sonia Anwar-Ali
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.