



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

Citation: Sealy v Austin, 2026 ONLTB 30062

Date: 2026-04-16

File Number: LTB-L-014278-26-SA

In the matter of: 3, 345 TALBOT ST
ST THOMAS ON N5P1B7

Between: Karen Elaine Sealy Landlord

And

Tanner Austin Tenant

Karen Elaine Sealy (the 'Landlord') applied for an order to terminate the tenancy and evict Tanner Austin (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 December 3, 2025 with respect to application LTB-L-078436-25.

The Landlord's application was resolved by order LTB-L-014278-26, 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-014278-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on December 3, 2025 with respect to application LTB-L-078436-25. Rent was not paid on time as required on February 1, 2026.
2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-014278-26. The Tenant has not paid any rent for the months of February, March, or April 2026.
3. The stay of order LTB-L-014278-26 is lifted on April 24, 2026. The Tenant is on a fixed income and has pets, which makes relocating more difficult. This brief extension will provide some benefit to the Tenant and their pets with minimal prejudice to the Landlord.

It is ordered that:

1. The motion to set aside Order LTB-L-014278-26, issued on February 24, 2026, is denied.
2. The stay of order LTB-L-014278-26 is lifted on April 24, 2026.
3. Order LTB-L-014278-26 is unchanged.

April 16, 2026
Date Issued

Dawn Carr
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.