



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

File Number: LTB-L-014635-26-SA

In the matter of: 407, 150 DARLING ST
BRANTFORD ON N3T6A7

Between: Northview ONE Sub LP Landlord

And

Laurie Pitre Tenant

Northview ONE Sub LP (the 'Landlord') applied for an order to terminate the tenancy and evict Laurie Pitre (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 29, 2026 with respect to application LTB-L-091737-25.

The Landlord's application was resolved by order LTB-L-014635-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-014635-26.

This motion was heard by videoconference on April 2, 2026. The Landlord's representative Frannie Simms, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$7,116.33 in arrears and costs to the end of January 2026. The Tenant moved into the rental unit in September, paid first and last month rent deposit and made no further payments. The Landlord agreed to relief from eviction and the Tenant consented to an order that required February rent plus \$2,408.00 to be paid on or before February 1st and the balance of the arrears to be paid on or before February 27th.
2. The Tenant has made no payments to the Landlord. The amount the Tenant owed to the Landlord has increased to \$12,324.33 to the end of April.
3. The Tenant testified that the entire amount would be paid on or before April 10th. The parties were instructed to provide a submission to the portal by April 10th on the status of the payment.
4. The Landlord's submission was that the Tenant has made no payments. The Tenant did not provide any evidence that the payment had been made.

5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-014635-26.

It is ordered that:

1. The motion to set aside Order LTB-L-014635-26, issued on February 23, 2026, is denied.
2. The stay of order LTB-L-014635-26 is lifted immediately.
3. Order LTB-L-014635-26 is unchanged.

April 15, 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.