



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

File Number: LTB-L-016960-26-SA

In the matter of: 3, 640 VICKERS ST N
THUNDER BAY ON P7C4B7

Between: DONLAR HOLDINGS INC Landlord

And

MORGAN OVELSON Tenants
WAYNE SCHWANDT

DONLAR HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict MORGAN OVELSON and WAYNE SCHWANDT (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 February 5, 2026 with respect to application LTB-L-109448-25-SA.

The Landlord's application was resolved by order LTB-L-016960-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-016960-26.

This motion was heard by videoconference on April 13, 2026. The Landlord's Property Manager Ryan Wolframe, and the Tenants, represented by Caycie Soke, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$6,200.13 in arrears and costs to the end of January 2026. The Tenants were ordered to pay the Landlord \$1,313.28 (January rent) on or before February 11th, February rent on or before February 11th, and \$4,448.85 on or before February 20th. When the L4 application was filed on February 24th, the Tenants owed \$3,165.44.
2. The amount the Tenants owed was subsequently paid and the Tenants are now in a surplus position. The balance was paid late due to a delay in a subsidy payment that was intended to have been received in time for the requirement of the order.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-016960-26.

It is ordered that:

1. The motion to set aside Order LTB-L-016960-26, issued on March 2, 2026, is granted.
2. Order LTB-L-016960-26, issued on March 2, 2026, is set aside and cannot be enforced.

April 17, 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.