



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

File Number: LTB-L-019790-26-SA

In the matter of: Upper, 1294 ALGONQUIN BLVD
PETERBOROUGH ON K9H6N5

Between: Greg Donnan Landlords
Rachel Barrington

And

Alicia Bush Tenants
Robert Hobson
Liam Hobson

Greg Donnan and Rachel Barrington (the 'Landlords') applied for an order to terminate the tenancy and evict Alicia Bush, Robert Hobson and Liam Hobson (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 January 27, 2026 with respect to application LTB-L-088454-25.

The Landlord's application was resolved by order LTB-L-019790-26, issued on March 10, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-019790-26.

This motion was heard by videoconference on April 13, 2026. The Landlord Greg Donnan, and the Tenant Alicia Bush, who met with Duty Counsel, attended the hearing,

Determinations:

1. The Tenants owed the Landlord \$9,486.00 in arrears and costs to the end of December 2025.
2. The Tenants agreed to pay the Landlord \$300.00 on or before January 1st and February 1st, \$2,000.00 on or before February 28th, and \$400.00 on or before the 1st commencing in March until the balance is paid in full. Rent is due on the 15th of each month and is to be paid in full and on time.
3. The Tenants paid rent a few hours late on one occasion and paid \$1,000.00 of the \$2,000.00 that was due on February 28th. The balance was paid with the \$400.00 due on April 1st. The March 1st \$400.00 payment was not paid to the Landlord. The Tenant

claims she did not know it had not been paid and transferred the funds to the Landlord at the hearing. As a result, the Tenants are now current with the requirements of the order.

4. The Tenant testified that her son Liam had lost his job and that she had car issues which caused an issue with cash flow. Liam is now back to work and the Tenant testified that they can comply with the order going forward. Rent is due in tow days and the Tenant testified that all payments going forward will be paid on time.
5. The Landlord notes that the Tenants have been late making payments throughout the tenancy.
6. After considering all of the circumstances, including the fact that the Tenant are now current with the conditions set out in the order, I find that it would not be unfair to set aside order LTB-L-019790-26 and provide the Tenants with another opportunity to comply with the payment schedule.

It is ordered that:

1. The motion to set aside Order LTB-L-019790-26, issued on March 10, 2026, is granted.
2. Order LTB-L-019790-26, issued on March 10, 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.

