



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

File Number: LTB-L-016976-26-SA

In the matter of: Lower, 3435 Glenwood Avenue
Windsor ON N9E2Y4

Between: Wei Wang Landlord

And

Jessica St Denis Tenant

Wei Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica St Denis (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 30, 2026 with respect to application LTB-L-095986-25-SA.

The Landlord's application was resolved by order LTB-L-016976-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016976-26.

This motion was heard by videoconference on April 13, 2026.

The Landlord, the Landlord's Legal Representative Ali Bukhari and the Tenant attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on January 30, 2026, with respect to application LTB-L-095986-25-SA. The Tenant agreed that she had failed to pay her rent in full and on time for February 2026 and did not make an arrears payment on or before February 19, 2026.
2. The Tenant testified that her father passed away and that she has received a significant inheritance on February 20, 2026, however, is asking for the lifting of the stay to be delayed for 60 days in order to allow her time for the cheque to clear so that she may pay back the Landlord all of the arrears.
3. The Landlord's position on the Tenant's motion is that based on the fact that the Tenant has defaulted on two payment plans that she should not be given another chance. The Landlord is 63 years old and testified that she has financial issues.

4. The Tenant testified that she had sent a picture of the cheque to the Landlord on February 20, 2026. The Landlord does not recall receiving said photo.
5. I agree that the Tenant has seemingly been given multiple chances to preserve this tenancy however, she continually is unable to maintain a payment plan.
6. As such, after considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-016976-26.
7. The Tenant requested 60 days in order for the cheque to clear. The Tenant received the cheque in February and should theoretically clear as early as April 20, 2026. As such, I will delay the lifting of the stay to May 31, 2026. That should be sufficient time for the Tenant to either repay the arrears or vacate the unit.
8. The stay of order LTB-L-016976-26 is lifted on May 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-016976-26, issued on March 2, 2026, is denied.
2. The stay of order LTB-L-016976-26 is lifted on May 31, 2026.
3. Order LTB-L-016976-26 is unchanged.

April 15, 2026
Date Issued

Jagger Benham
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.