



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

**File Number:** LTB-L-018263-26-SA

**In the matter of:** 412, 275 WATER ST  
PRESCOTT ON K0E1T0

**Between:** UNITED COUNTIES OF LEEDS AND GRENVILLE Landlord

**And**

Lee-Ann Guenter Tenant

UNITED COUNTIES OF LEEDS AND GRENVILLE (the 'Landlord') applied for an order to terminate the tenancy and evict Lee-Ann Guenter (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 mediated settlement signed by the parties on December 20, 2024 with respect to application LTB-L-054629-24.

The Landlord's application was resolved by order LTB-L-018263-26, issued on March 6, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018263-26.

This motion was heard by videoconference on April 15, 2026. The Landlord's representative Anne Dixon and the Tenant represented by Francis Dobri, attended the hearing.

**Determinations:**

1. The Tenant owed the Landlord \$1,875.00 in arrears and costs to the end of December 2024. The Tenant was required to pay rent plus \$50.00 each month to pay the arrears.
2. The amount the Tenant owes increased due to an issue with ODSP and the rent subsidy. The rent increased due to a loss of the rent subsidy. The issue has been resolved but the increase of the rent for the period claimed was not changed. As a result, the Tenant owes the Landlord \$2,016.00.
3. The Tenant's representative notes that in order LTB-L-085267-25-SA, the Board granted relief from eviction and noted at paragraph 10 that the Landlord is aware of the Tenant's medical issues that require accommodation, and that the Landlord should take more steps to assist the Tenant with the paperwork, and to ensure they reach out for legal advice.

4. In consideration of the above finding, the fact that the arrears the Tenant currently owes relate directly to the rent subsidy issue, the fact that the Tenant's rent is paid directly to the Landlord, the fact that the Tenant is current with the monthly arrears payment requirements, and the fact the Tenant is prepared to pay the arrears despite her limited income, I find that it would not be unfair to set aside order LTB-L-018263-26.

**It is ordered that:**

1. The motion to set aside Order LTB-L-018263-26, issued on March 6, 2026, is granted.
2. Order LTB-L-018263-26, issued on March 6, 2026, is set aside and cannot be enforced.
3. Order LTB-L-054629-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,016.00 plus rent as it becomes due as follows:
  - The Tenant shall pay to the Landlord the lawful rent plus \$50.00 on or before the 1<sup>st</sup> day of each consecutive month commencing May 2026 and continuing through August 2029.
  - The Tenant shall pay to the Landlord the lawful rent plus \$16.00 on or before September 1, 2029.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**April 21, 2026**

**Date Issued**

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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.

