



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

File Number: LTB-L-016401-26-SA

In the matter of: 06, 1481 LIMBERLOST RD
LONDON ON N6G2C7

Between: London and Middlesex Community Housing Landlord

And

Patricia Den Otter Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Den Otter (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 August 13, 2025 with respect to application LTB-L-039005-25.

The Landlord's application was resolved by order LTB-L-016401-26, 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-016401-26.

This motion was heard by videoconference on April 14, 2026.

The Landlord's legal representative Shieaba Sadat and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-016401-26, issued on March 2, 2026, is granted.
2. Order LTB-L-016401-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 13, 2025, with respect to LTB-L-039005-25 is amended as follows:
4. The Tenant owes \$1,886.00 for arrears of rent up to April 30, 2026, to be paid as follows:
 - a. The Tenant shall pay to the Landlord \$1,886.00 on or before May 31, 2026.

- b. The Tenant shall also pay to the Landlords the lawful rent for the month of May on or before May 1, 2026.
- c. If the Tenant fails to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 20, 2026
Date Issued

Kyle McGraw
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.