



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

File Number: LTB-L-018870-26-SA

In the matter of: 4, 86 BLYTHEWOOD CRES
CHATHAM ON N7M5N6

Between: Storage Kings Inc. Landlord

And

Evan Christner Tenant

Storage Kings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Evan Christner (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 February 12, 2026 with respect to application ltbl-l-101608-25.

The Landlord's application was resolved by order LTB-L-018870-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018870-26.

This motion was heard by videoconference on April 22, 2026. The Landlord's representative Marc Hooper, and the Tenant, attended the hearing.

Determinations:

1. With the assistance of a Board Dispute Resolution Officer, the parties agreed the Tenant owed the Landlord \$5,200.26 in arrears and costs to the end of February. The Tenant consented to an order that required March rent to be paid in full and on time and the full amount owing to be paid on or before March 31, 2026.
2. The Tenant has made no payments toward rent or arrears. The last payment the Tenant made was in August 2025.
3. The Tenant testified that there was a new owner and that he did not know where to pay.
4. The lawful monthly rent is \$847.43. The Tenant now owes the Landlord \$6,708.26.
5. Considering the Tenant's testimony about not knowing where to pay, the Tenant was asked if he has the funds to pay the Landlord the missed payments. The Tenant testified that he currently has \$300.00.

6. After considering all of the circumstances, including the fact that the Tenant has paid rent in eight months and that a Board Dispute Resolution Officer assisted with the consent between the parties, I find that it would be unfair to set aside order LTB-L-018870-26.

It is ordered that:

1. The motion to set aside Order LTB-L-018870-26, issued on March 9, 2026, is denied.
2. The stay of order LTB-L-018870-26 is lifted immediately.
3. Order LTB-L-018870-26 is unchanged.

April 24, 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.