



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

File Number: LTB-L-012557-26-SA

In the matter of: 33, 60 WESTMOUNT RD W
KITCHENER ON N2M5M4

Between: Victoria Park Community Homes Landlord

And

Carole-Lyne Roy Tenant

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Carole-Lyne Roy (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 10, 2026 with respect to application LTB-L-086821-25.

The Landlord's application was resolved by order LTB-L-012557-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-012557-26.

This motion was heard by videoconference on April 20, 2026. The Landlord's representative Patrick Langille, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$8,710.00 in arrears and costs to the end of January 2026. When the Landlord filed the L4 application on February 11, 2026, the amount the Tenant owed increased to \$9,250.00.
2. At a set aside hearing held on March 31, 2026, the Tenant testified that she required additional time to pay the Landlord because the organization Lutherwood was prepared to pay the arrears. The matter was adjourned to allow additional time.
3. The Tenant has not secured funds to pay the arrears and the amount the Tenant owes the Landlord has increased to \$10,330.00.
4. The Tenant testified that she was to file for bankruptcy on the day of this hearing and was directed to provide proof of the filing for consideration on the possible effect on the Tenant's set aside motion. No evidence of a bankruptcy filing has been entered as evidence by the Tenant.

5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-012557-26.

It is ordered that:

1. The motion to set aside Order LTB-L-012557-26, issued on February 17, 2026, is denied.
2. The stay of order LTB-L-012557-26 is lifted immediately.
3. Order LTB-L-012557-26 is unchanged.

April 30, 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.