



**Order under Section 21.2
of the Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-085320-25-SA-RV

In the matter of: 90 BISLEY CRES
BROCKVILLE ON K6V2T8

Between: United Counties of Leeds and Grenville Landlord

And

SANDRA ELLIS Tenant

Review Order

United Counties of Leeds and Grenville (the 'Landlord') applied for an order to terminate the tenancy and evict SANDRA ELLIS (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on September 17, 2025 with respect to application LTB-L-039126-25.

The Landlord's application was resolved by order LTB-L-085320-25, issued on October 23, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-085320-25.

This application was resolved by order LTB-L-085320-25-SA issued on December 5, 2025.

On December 15, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 19, 2025, interim order LTB-L-085320-25-SA-RV-IN was issued, staying the order issued on December 5, 2025.

This Request to Review and motion to set aside was heard by videoconference on January 19, 2026.

The Landlord's agent Lauren Tayles, the Tenant and the Tenant's support Lorenzo Depaolis attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

Determinations:

1. On the basis of the submissions made in the request, I am satisfied that the Tenant was not reasonably able to participate in the hearing that took place on December 3, 2025, due to internet issues the Tenant was having at the time.

2. At the hearing, I granted the Tenant's Request to Review and heard the Tenant's motion to set aside the Landlord's application under s. 78(11) of the *Residential Tenancies Act*.

De Novo Hearing

3. The Tenant agreed that she had failed to meet a condition specified in the order issued by the LTB on September 17, 2025, with respect to application LTB-L-039126-25.
4. The Tenant paid her rent late for August 2025, did not make a rent or arrears payment for September 2025 and failed to make a full rent payment for October 2025.
5. The Tenant testified that her son had passed away in January of 2025 and had got behind on her rent. The Tenant testified that she had agreed to pay an additional \$700.00 a month to clear the arrears however the Tenant testified that she never asked the Landlord or the Board what would happen if she got sick. The Tenant testified that she had been off work 4 and a half months as of the day of the hearing.
6. The arrears at the hearing were \$16,225.00. The Tenant and her son proposed paying an additional \$300.00 per month on top of the rent to clear the arrears. Both the Tenant and her son are on ODSP.
7. The Landlord's agent submitted that prior to the death of the Tenant's son, she had owed the Landlord \$5,000.00 in arrears at that time. Once the Landlord was made aware of the death of the Tenant's son, the Landlord opted to delay the collection of arrears.
8. The Landlord's agent further detailed instances where the Tenant had agreed to a payment plan but had breached shortly thereafter.
9. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-085320-25.
10. The Tenant does not have a stable enough income to support both a monthly rent payment and a monthly arrears payment. The Tenant has been granted other payment plans in the past but has been unable to complete them.
11. The Tenant requested 30-days to vacate the unit should I deny her motion. The Landlord had no objection to same, and the Tenant will be given until May 31, 2026 to vacate the unit.

It is ordered that:

1. The request to review order LTB-L-085320-25-SA issued on December 5, 2025, is granted.
2. The motion to set aside Order LTB-L-085320-25, issued on October 23, 2025, is denied.
3. The stay of order LTB-L-085320-25 is lifted May 31, 2026.
4. Order LTB-L-085320-25 is unchanged.

April 24, 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.