



Order under Section 21.2 of the Statutory Powers Procedure Act and under Section 78 of the Residential Tenancies Act, 2006

File Number: LTB-L-097534-25-RV and LTB-L-010835-26-SA

In the matter of: Main Floor Unit, 25 CATHERINE ST
ST CATHARINES ON L2R5E6

Between: Erin Pasma Landlord
Christopher Pasma

And

Catelyn Thomson Tenant
Branden Brown

Erin Pasma and Christopher Pasma (the 'Landlord') applied for an order to terminate the tenancy and evict Catelyn Thomson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. This application was resolved by order LTB-L-097534-25 issued on February 3, 2026. On March 18, 2026, the potential party Branden Brown requested a review of the order. On March 18, 2026 interim order LTB-L-097534-25-RV-IN and LTB-L-010835-26-RV-IN was issued, staying the order issued on February 3, 2026 (the **"Review Hearing"**)

Erin Pasma and Christopher Pasma (the 'Landlord') applied for an order to terminate the tenancy and evict Catelyn Thomson (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 February 3, 2026 with respect to application LTB-L-097534-25. The Landlord's application was resolved by order LTB-L-010835-26, issued on February 13, 2026. This order was issued without a hearing being held. The Tenant Catelyn Thomson filed a motion to set aside order LTB-L-010835-26 (The **"Motion to Set Aside Hearing"**)

This Review Hearing and the Motion to Set Aside Hearing were heard together by videoconference on April 27, 2026.

The Landlord Erin Pasma, the Landlord's legal representative Judith Callender, the Tenants Catelyn Thomson and Branden Brown attended the hearing. The parties before the LTB consented to the following order:

It is ordered on consent that:

The Review Hearing

1. The request to review order LTB-L-097534-25 issued on February 3, 2026 is denied.
2. Interim Order LTB-L-097534-25-RV-IN and LTB-L-010835-26-RV-IN issued on March 18, 2026 is cancelled.

The Motion to Set Aside Hearing

3. The motion to set aside Order LTB-L-010835-26, issued on February 13, 2026, is granted and the order is cancelled.
4. The previous order issued on February 3, 2026 with respect to LTB-L-097534-25 is cancelled and replaced with the following terms:
5. Branden Brown is added as a Tenant.
6. The Tenants shall pay to the Landlords \$9,376.00 for arrears of rent up to April 30, 2026 and costs.
7. The Tenants shall pay to the Landlords the amount set out in paragraph 6 in accordance with the following schedule:
 - (i) The Tenants will make a payment of \$500.00 on or before May 20, 2026;
 - (ii) Between June 20, 2026 and January 20, 2027, the Tenants will make payments towards the arrears in the amount of \$1,000.00 each month. These arrears payments will be made on or before the 20th day of each month. This means that the Tenants will make payments of \$1,000.00 per month for 8 consecutive months, commencing June 20, 2026;
 - (iii) The final payment will be in the amount of \$876.00 and will be paid on or before February 20, 2027.
8. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
9. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 6 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 29, 2026
Date Issued

Peter Nicholson
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.