



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

File Number: LTB-L-021582-26-SA

In the matter of: 173 THAMES ST S
INGERSOLL ON N5C2T6

Between: Cynthia Cormier Landlord

And

Bill Titmuss Tenant

Cynthia Cormier (the 'Landlord') applied for an order to terminate the tenancy and evict Bill Titmuss (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 March 9, 2026 with respect to application LTB-L-107262-25 and LTB-L-016360-25.

The Landlord's application was resolved by order LTB-L-021582-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021582-26.

This motion was heard by videoconference on April 30, 2026. The Landlord represented by Patty Duwyn, and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$2,862.00 in arrears and costs to the end of March 2026. The Landlord also applied because the Tenant had been consistently late paying rent.
2. The Board granted relief from eviction and ordered the Tenant to pay the Landlord \$830.00 on or before March 6, 2026 and the balance of \$2,032.00 on or before March 31, 2026. The Tenant was also ordered to pay the Landlord rent in full and on time from April 2026 through March 2027.
3. The Tenant has made all the required payments but was two days late with the March 6th payment. The Tenant testified that there was an issue with his online banking which was corrected and the full payment was made on March 8, 2026. The Tenant also testified that he has sent there months rent transfers in advance which the Landlord has not accepted. The Landlord agrees the Tenant has attempted to send the money.

4. The Tenant also testified that he had difficulty with rent due to the General Motors factory closure when he was working.
5. After considering all of the circumstances, including the fact that the Tenant has lived in the unit since 2021, was just two days late with one payment, has made all other required payments in full and on time, and has attempted to pay the Landlord in advance to ensure the Landlord receives payment in full and on time, I find that it would not be unfair to set aside order LTB-L-021582-26.

It is ordered that:

1. The motion to set aside Order LTB-L-021582-26, issued on March 16, 2026, is granted.
2. Order LTB-L-021582-26, issued on March 16, 2026, is set aside and cannot be enforced.

May 4, 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.