



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

File Number: LTB-L-022607-26-SA

In the matter of: 2121, 42 EXETER RD
Ajax ON L1S2J9

Between: Hydrogen Jubilee Investments Limited Landlord

And

CANDACE Mc GOWAN Tenant

Hydrogen Jubilee Investments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict CANDACE Mc GOWAN (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 September 17, 2025 with respect to application LTB-L-052956-25.

The Landlord's application was resolved by order LTB-L-022607-26, issued on March 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022607-26.

This motion was heard by videoconference on May 6, 2026. The Landlord and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$11,934.44 in arrears and costs to the end of September 2025. The Tenant agreed to pay the Landlord rent in full and on time. The Tenant also agreed to pay the Landlord \$3,034.44 on or before September 16, 2025 and \$500.00 every two weeks beginning on October 24, 2025 and continuing through July 10, 2026. As of the date of this hearing the arrears of rent should have been reduced to \$2,400.00.
2. The amount the Tenant currently owes the Landlord has increased to \$16,998.20.
3. The lawful monthly rent is \$2,325.72. The Tenant moved into the rental unit in July 2024 and by September 2025, the amount the Tenant owed the Landlord was equal to more than five months rent, The amount the Tenant now owes in less than two years of this tenancy is more than seven months.
4. The Tenant testified that the amount the Tenant currently has is approximately \$1,000.00. The last payment the Tenant made to the Landlord was \$1,200.00 on March 24, 2026.

5. The Tenant is waiting for a settlement from the Labour Board and the result of a Human Rights claim. There is currently no evidence of when or if the Tenant will receive a settlement to help to ensure the Landlord may receive funds.
6. After considering all of the circumstances, including the increasing amount the Tenant owes the Landlord, the failure to comply with the previous consent order, and the fact the Tenant does not have the funds to make a reasonable payment to the Landlord, I find that this tenancy is not viable and that it would be unfair to set aside order LTB-L-022607-26.

It is ordered that:

1. The motion to set aside Order LTB-L-022607-26, issued on March 23, 2026, is denied.
2. The stay of order LTB-L-022607-26 is lifted immediately.
3. Order LTB-L-022607-26 is unchanged.

May 7, 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.

