



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

File Number: LTB-L-022206-26-SA

In the matter of: 30 ABBS CRT
AJAX ON L1T3M5

Between: Ashley Manor Housing Corporation Landlord

And

Kristen Szewcyk Tenant

Ashley Manor Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Kristen Szewcyk (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 December 17, 2025 with respect to application LTB-L-082125-25.

The Landlord's application was resolved by order LTB-L-022206-26, 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-022206-26.

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

Determinations:

1. The Tenant owed the Landlord \$1,531.00 in arrears and costs to the end of December 2026. The Tenant also owed the Landlord \$1,223.690 in unpaid utility costs.
2. The utility costs have been resolved. The arrears and costs stand at \$1,562.09. The Tenant testified that there has been an issue with Ontario Works and that they are prepared to pay the balance of the arrears.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-022206-26 and provide time for the Tenant to have Ontario Works pay the arrears and preserve the tenancy.
4. The parties agreed to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-022206-26, issued on March 23, 2026, is granted.
2. Order LTB-L-022206-26, issued on March 23, 2026, is set aside and cannot be enforced.
3. Order LTB-L-082125-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$1,562.09 on or before May 31, 2026.
5. In the event the Tenant fails to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

May 13, 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.