



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

File Number: LTB-L-015173-26-SA

In the matter of: BASEMENT, 357 FLEETWOOD DR
Oshawa ON L1K1B9

Between: LORRAINE SAGE Landlord

And

BRENT POTTS Tenant

LORRAINE SAGE (the 'Landlord') applied for an order to terminate the tenancy and evict BRENT POTTS (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 17, 2025 with respect to application LTB-L-071245-25.

The Landlord's application was resolved by order LTB-L-015173-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015173-26.

This motion was heard by videoconference on May 6, 2026.

This motion was heard by videoconference on May 6, 2026. The Landlord represented by Denise Ranger, and the Tenant, attended the hearing.

Determinations:

1. The Board granted the Tenant relief from eviction and imposed conditions on the Tenant, that if not met, provided the Landlord the option to apply to have the tenancy terminated.
2. The Tenant was ordered to place his belongings on the shelves in the garage, make repairs including painting the repairs, removing several items including a boat from the backyard, no longer storing belongings in the hallway and blocking the air vent and water meter, and to remove the cooler and other items stored in the laundry room, and to refrain from using the room as a storage area. All of these issues were to be resolved on or before January 15, 2026,
3. On or before May 1, 2026, the Tenant was also ordered to completely remove the oil stains from the driveway and to ensure no further stains from his minibus.

4. Photographs of the backyard taken on both January 19, 2026 and shortly before this hearing in the Landlord disclosure package, and served on the Tenant, show the items remained in the backyard, that items in the furnace room remained in that location and items continued to block the water heater.
5. The Tenant acknowledges that the boat remains in the backyard, now nearly four months after the deadline, and that the oil stains in the driveway have not been removed. Recent photographs show that several other items the Tenant was ordered to removed from the backyard. The Tenant has not painted the repairs as required to be completed on or before January 15, 2026.
6. I find the Tenant has had ample time to comply with the conditions of relief from eviction and continues to be in breach of these conditions.
7. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-019173-26.
8. I also find it would be fair to delay lifting the stay to provide the Tenant additional time to find alternative accommodations. The stay will be lifted on June 30, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-019173-26, issued on March 20, 2026, is denied.
2. The stay of order LTB-L-019173-26 is lifted June 30, 2026.
3. Order LTB-L-019173-26 is unchanged.

May 12, 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.