



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

**File Number:** LTB-L-024225-26-SA

**In the matter of:** 302, 200 CHESTNUT ST  
ST THOMAS ON N5R5P3

**Between:** Gillian Renner Landlord  
St. Thomas - Elgin Social Services

**And**

Nicole Clark Tenant

Gillian Renner and St. Thomas - Elgin Social Services (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Clark (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 February 20, 2026 with respect to application LTB-L-103510-25.

The Landlord's application was resolved by order LTB-L-024225-26, issued on March 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-024225-26.

This motion was heard by videoconference on May 12, 2026.

The Landlord's Agent Gillian Renner and the Tenant Nicole Clark attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

**Determinations:**

1. At the hearing, I found that the motion to set aside does not contain reasonable particulars capable of supporting this type of motion. The reasons set out by the Tenant in the motion were: "biased worker, unsafe living conditions, improper rent charge making me in default improperly, false allegations." These are broad complaints and conclusions only. They do not identify with sufficient clarity the alleged error in the ex-parte order, the specific condition of the mediated settlement the Tenant says was not breached, or the factual basis upon which the Board could determine that the order should be set aside.

2. In the circumstances, I find that the motion is invalid and not properly before the Board. The Tenant has therefore not established a basis to set aside order LTB-L-024225-26. Accordingly, the motion must be denied and the stay of the ex-parte order lifted immediately

**It is ordered that:**

1. The motion to set aside Order LTB-L-024225-26, issued on March 27, 2026, is denied.
2. The stay of order LTB-L-024225-26 is lifted immediately.
3. Order LTB-L-024225-26 is unchanged.

**May 13, 2026**  
**Date Issued**

---

**Kyle Anderson**  
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.