



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

File Number: LTB-L-025724-26-SA

In the matter of: 103, 360 QUARTER TOWN LINE
TILLSONBURG ON N4G0H7

Between: Oversight Property Management Inc. Landlords
Abisayo Omosihin

And

Nathan Dwyer Vance MacDonald Tenants
Alexis Barrett

Oversight Property Management Inc. and Abisayo Omosihin (the 'Landlords') applied for an order to terminate the tenancy and evict Nathan Dwyer Vance MacDonald and Alexis Barrett (the 'Tenant's') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 9, 2025 with respect to application LTB-L-086773-25-SA.

The Landlords' application was resolved by order LTB-L-025724-26, issued on March 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-025724-26.

This motion was heard by videoconference on May 14, 2026.

As of **9:30am**, the Landlords were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

There was a breach of the previous order

1. The Tenants admittedly failed to meet a condition specified in the order issued by the LTB on December 9, 2025 with respect to application LTB-L-086773-25-SA.
2. The Tenants do not dispute that they failed to pay March rent in full on or by March 1, 2026. Additionally, they do not dispute that they failed to pay \$425.00 towards the arrears on March 20, 2026.

The surrounding circumstances

3. The Tenant testified that they had a baby at the end of February and that they were hospitalized for approximately a week thereafter so the Tenant had issues with receiving their unemployment benefits.
4. Additionally, after they breached the order, they satisfied all of the outstanding rent arrears that were owing and even paid the May 2026 rent prior to the first of the month.
5. Neither Landlord attended the hearing to make submissions regarding their circumstances and it appears that they do not dispute the Tenants motion.
6. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-025724-26.

It is ordered that:

1. The motion to set aside Order LTB-L-025724-26, issued on March 27, 2026, is granted.
2. Order LTB-L-025724-26, issued on March 27, 2026, is set aside and cannot be enforced.

May 19, 2026
Date Issued

Terri van Huisstede
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.