



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

File Number: LTB-L-025893-26-SA

In the matter of: 213, 369 DUNDAS ST W
NAPANEE ON K7R2B5

Between: PELA Social Services Landlord

And

Cindy Ackley Tenant

PELA Social Services (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Ackley (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 February 10, 2026 with respect to application LTB-L-096414-25.

The Landlord's application was resolved by order LTB-L-025893-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025893-26.

This motion was heard by videoconference on May 19, 2026. The Landlord's representative Cindy Jackson, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$4,989.00 in arrears and costs to the end of January 2026. The lawful monthly rent is \$607.00. The Board granted relief from eviction on the condition the Tenant paid to the Landlord rent on time as well as \$400.00 on or before the 20th day of each month from February until the rent was paid in full.
2. The Landlord submits that the Tenant made a \$980.00 payment on February 25, 2025 but has made no payments since that payment. The amount the Tenant owes has increased to \$6,383.00 plus costs for the enforcement fee.
3. The Tenant claims she made two \$980.00 payments but submitted no evidence to support her testimony.
4. Based on the evidence before me, I find the amount the Tenant owes the Landlord has increased and that the Tenant stopped making payments in February 2026.

5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-025893-26.

It is ordered that:

1. The motion to set aside Order LTB-L-025893-26, issued on March 30, 2026, is denied.
2. The stay of order LTB-L-025893-26 is lifted immediately.
3. Order LTB-L-025893-26 is unchanged.

May 26, 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.