



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

File Number: LTB-L-029339-26-SA

In the matter of: 34, 179 SHELDON AVE
CHATHAM ON N7L3N1

Between: Columbus Estates of Chatham Inc. Landlord

And

Samantha Langille Tenants
Curtis Girard

Columbus Estates of Chatham Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Langille and Curtis Girard (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on October 30, 2025 with respect to application LTB-L-084438-25 & LTB-L-057933-25.

The Landlord's application was resolved by order LTB-L-029339-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-029339-26.

This motion was heard by videoconference on May 21, 2026. The Landlord's representative Crystal Ryan, and the Tenants, attended the hearing.

Determinations:

1. The Tenants are on track with the repayment of the arrears but have made two late rent payments in breach of the order to pay rent in full and on time. The Tenants testified that rent payments were late due to a pay issue but the Tenant Samantha Langille is now working and they will ensure that the rent is paid in full and on time going forward. The Tenants also testified that the rent will never be paid late again.
2. The Landlord requested that the requirement to pay rent in full and on time be extended for an additional 12 months because this is the second order requiring the Tenants to pay rent in full and on time. The Tenants agreed to the Landlord's request.
3. After considering all of the circumstances, including the fact that this is a ten year tenancy, I find that it would not be unfair to set aside order LTB-L-029339-26.

It is ordered that:

1. The motion to set aside Order LTB-L-029339-26, issued on April 13, 2026, is granted.
2. Order LTB-L-029339-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-084438-25/LTB-L-057933-35 remains in effect and paragraph 6 is amended to extend the requirement to pay rent in full and on time through May 2027.

May 22, 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.