



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

File Number: LTB-L-030560-26-SA

In the matter of: UPPER, 22 BROCK ST.
AJAX ON L1S1T1

Between: MELISSA ANDREWS Landlord

And

Marquez M. Williams Tenant

MELISSA ANDREWS (the 'Landlord') applied for an order to terminate the tenancy and evict Marquez M. Williams (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 March 30, 2026 with respect to application LTB-L-004642-26.

The Landlord's application was resolved by order LTB-L-030560-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030560-26.

This motion was heard by videoconference on May 25, 2026. The Landlord's representative Donna Wood, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$ in arrears and costs to the end of March 2026. The Tenant agreed to pay rent in full and on time, and to pay \$3,000.00 on or before March 24th, and \$1,000.00 monthly on the 15th of each month from April until the balance was paid in full.
2. The Tenant has made no payments toward rent or arrears of rent since the hearing. The amount the Tenant owes has increased to 25,627.87.
3. The Tenant testified that he intends to vacate the rental unit.

4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-030560-26.

It is ordered that:

1. The motion to set aside Order LTB-L-030560-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-030560-26 is lifted immediately.
3. Order LTB-L-030560-26 is unchanged.

May 29, 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.