



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

File Number: LTB-L-022980-26-SA

In the matter of: 3, 27 FORT STREET
TILBURY ON N0P2L0

Between: I Buy Houses Fast Inc. Landlord

And

Shelby Laliberte Tenant

I Buy Houses Fast Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shelby Laliberte (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 October 20, 2025 with respect to application LTB-L-067361-25.

The Landlord's application was resolved by order LTB-L-022980-26, issued on March 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-022980-26.

This motion was heard by videoconference on May 26, 2026.

The Landlord Bill Bisson and the Tenant attended the hearing. The Tenant sought the assistance of Tenant Duty Counsel on the date of the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-022980-26, issued on March 17, 2026, is granted.
2. Order LTB-L-022980-26, issued on March 17, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 20, 2025, with respect to LTB-L-067361-25 is amended as follows:
4. The Tenant owes arrears of rent and costs up to May 31, 2026, in the amount of \$4,733.00 to be paid as follows:

- a. On or before May 27, 2026, the Tenant shall pay to the Landlord \$2,000.00;
 - b. Commencing on June 21, 2026, and on the 21st day of each month thereafter up to and including November 21, 2026, the Tenant shall pay to the Landlord \$431.00.
 - c. The Tenant's final payment of \$147.00 is due on or before December 21, 2026.
 - d. Commencing on June 1, 2026, up to and including December 1, 2026, the Tenant shall pay the lawful monthly rent as if comes due, on or before the first day of each month.
 - e. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order, the out-standing balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.
5. The Tenant shall pay to the Landlord \$315.00 on or before January 21, 2027, for enforcement costs incurred.
 6. If the Tenant does not pay the Landlord the full amount owing in paragraph 5 by January 21, 2027, the Tenant will owe interest. This will be simple interest calculated from January 22, 2026, at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Kyle McGraw
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.

