



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

File Number: LTB-L-029284-26-SA

In the matter of: 1, 4 MARY ST W
Lindsay ON K9V2N4

Between: Natalie Floyd Landlord

And

Stephanie Thomas Tenant

Natalie Floyd (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Thomas (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 mediated settlement signed by the parties on March 25, 2026 with respect to application LTB-L-003595-26.

The Landlord's application was resolved by order LTB-L-029284-26, 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-029284-26.

This motion was heard by videoconference on May 25, 2026. The Landlord and the Tenant attended the hearing.

At the hearing the Tenant agreed to direct Ontario Works the portion of the rent that Ontario Works pays paid directly to the Landlord.

Determinations:

1. The Tenant owed the Landlord \$7,169.00 in arrears and costs to the end of March 2026. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to pay the Landlord \$400.00 on or before March 20th, \$953.00 (the same amount as rent) on or before March 31, 2026, and \$400.00 payments on or before the 16th day of each month from April until the arrears were paid in full. The Tenant also agreed to pay rent in full and on time.
2. The Tenant paid the \$400.00 on March 20th and paid \$1,453.00 on March 31st. The Tenant testified that she thought she was paying an additional amount with the rent and misunderstood that rent was also due the next day.

3. The Landlord testified that the Tenant was clearly informed that both the arrears payment due on March 31st as well as rent the following day were to be paid.
4. The amount the Tenant owes has been reduced to \$5,492.00. The Tenant has lived in the unit for eight years and has demonstrated a willingness to pay the arrears.
5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-029284-26.
6. Order LTB-L-003595-26 will be replaced with a new repayment plan.

It is ordered that:

1. The motion to set aside Order LTB-L-029284-26, issued on April 13, 2026, is granted.
2. Order LTB-L-029284-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-003595-26 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$5,492.00 as follows:
 - The Tenant shall pay to the Landlord \$400.00 on or before the 16th day of each consecutive month commencing June 2026 and continuing through June 2027.
 - The Tenant shall pay to the Landlord \$292.00 on or before July 16, 2027.
5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing June 2026 and continuing through July 2027, or until the arrears and costs are paid in full.
6. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

June 2, 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.