



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

File Number: LTB-L-018844-26-SA

In the matter of: 236 NEW ORCHARD AVE
OTTAWA ON K2B5E9

Between: francis tremblay Landlord

And

Mikaela english Tenant

francis tremblay (the 'Landlord') applied for an order to terminate the tenancy and evict Mikaela english (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 December 5, 2025 with respect to application LTB-L-079419-25.

The Landlord's application was resolved by order LTB-L-018844-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-018844-26.

This motion was heard by videoconference on May 25, 2026. The Landlord and the Tenant, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$3,036.00 in arrears and costs to the end of December 2025. With the assistance of a Board Dispute Resolution Officer, the Tenant agreed to make a series of arrears payments as well as to pay rent in full and on time.
2. The Tenant has been late or missed most payments, and the Landlord has incurred a cost of \$333.00 to enforce order LTB-L-018844-26.
3. The Tenant testified that June rent can be paid in full and on time and the balance of \$2,511.81 will be paid by June 30, 2026. The Tenant was in a car accident and missed work but is now working full time and testified that the income is sufficient to pay the proposed amounts.
4. The Landlord did not oppose the Tenant's proposal.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-018844-26.

It is ordered that:

1. The motion to set aside Order LTB-L-018844-26, issued on March 9, 2026, is granted.
2. Order LTB-L-018844-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-079419-25 is cancelled and replaced with the following:
 - The Tenant shall pay to the Landlord June rent on or before June 1, 2026.
 - The Tenant shall pay to the Landlord \$2,511.81 on or before June 30, 2026.
4. 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.

