



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

File Number: LTB-L-015192-26-SA

In the matter of: 1110, 200 STE. ANNE RD
SUDBURY ON P3C5M4

Between: Ceming Investments Inc. Landlord

And

Tammy Dundas Tenant

Ceming Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Dundas (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 January 8, 2026 with respect to application LTB-L-093998-25.

The Landlord's application was resolved by order LTB-L-015192-26, issued on February 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015192-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's Agent Sherri German and the Tenant Tammy Dundas attended the hearing.

Determinations:

There was a breach of the previous order

1. The Tenant failed to meet a condition specified in the order issued by the LTB on January 8, 2026, with respect to application LTB-L-093998-25. The Tenant does not dispute that they breached the prior order.

The surrounding circumstances

2. The Tenant seeks relief from eviction in the form of a conditional order to preserve the tenancy, proposing to pay the lawful rent of \$1,800.00 plus \$500.00 per month toward arrears, with financial assistance from family members.

3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-015192-26. While I accept that the Tenant has experienced personal and financial difficulties, including loss of employment and reliance on social assistance, the Tenant has not demonstrated a reliable or sufficient ability to meet ongoing rent payments and arrears.
4. The Tenant's current income is approximately \$1,100.00 per month in social assistance, which is insufficient to meet the lawful monthly rent. The proposed repayment plan relies heavily on financial contributions from family members who do not reside in the rental unit. There was no documentary or persuasive evidence provided to confirm that such financial support is secured or sustainable. The Tenant also referenced a dog business and a potential return to work but provided no evidence of current income or confirmed employment.
5. I also place weight on the history of non-compliance. This is the fifth order relating to rent arrears between the parties. Despite prior accommodations and opportunities to preserve the tenancy, the Tenant has repeatedly failed to comply with payment arrangements. This pattern demonstrates an ongoing inability to meet rental obligations.
6. In these circumstances, I am not satisfied that the Tenant would be able to comply with a new conditional order. Granting relief would therefore unduly prejudice the Landlord by further delaying enforcement where there is no reasonable prospect of future compliance.

The stay is lifted on immediately

7. The stay of order LTB-L-015192-26 is lifted immediately.

It is ordered that:

1. The motion to set aside Order LTB-L-015192-26, issued on February 24, 2026, is denied.
2. The stay of order LTB-L-015192-26 is lifted immediately.
3. Order LTB-L-015192-26 is unchanged.

June 8, 2026
Date Issued

Kyle Anderson
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.