



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

File Number: LTB-L-021781-26-SA

In the matter of: 902, 70 PARK ST E
MISSISSAUGA ON L5G1M5

Between: MPCT DIF 70 Park Street East GP INC. Landlord

And

Diana Owens Tenant

MPCT DIF 70 Park Street East GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Owens (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 November 4, 2025 with respect to application LTB-L-062482-25.

The Landlord's application was resolved by order LTB-L-021781-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021781-26.

This motion was heard by videoconference on April 30, 2026. The Landlord's representative Sylwia McArthur, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$1,767.25 in arrears and costs to the end of October 2025. The Tenant did not comply with the conditions set out in order LTB-L-062482-25, however the amount the Tenant owes has been reduced to \$1,535.80.
2. The Tenant was having challenges with ODSP but the Tenant's husband has moved in and the financial situation has changed. The Tenant testified that they can now afford to pay the rent with an additional \$500.00 and can begin the payments on May 1, 2026. In addition, the Tenant has lived in the rental unit since 2017.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-021781-26.

It is ordered that:

1. The motion to set aside Order LTB-L-021781-26, issued on March 16, 2026, is granted.

2. Order LTB-L-021781-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. Order LTB-L-062482-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$1,535.80 plus rent as it becomes due as follows:
 - The Tenant shall pay to the Landlord the lawful monthly rent plus \$500.00 on or before May 1, 2026.
 - The Tenant shall pay to the Landlord the lawful monthly rent plus \$500.00 on or before June 1, 2026.
 - The Tenant shall pay to the Landlord the lawful monthly rent plus \$535.80 on or before July 1, 2026.
5. 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 1, 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.

