



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

File Number: LTB-L-031917-26-SA

In the matter of: 1007, 62 Roehampton
ST CATHARINES ON L2M7P9

Between: Jason Walker Landlord

And

Bradley Saunders Tenants
Rashae Fisher

Jason Walker (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Saunders and Rashae Fisher (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on April 1, 2026 with respect to application LTB-L-013809-26.

The Landlord's application was resolved by order LTB-L-031917-26, issued on April 21, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-031917-26.

This motion was heard by videoconference on June 2, 2026. The Landlord and the Tenant Bradley Saunders, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$3,963.04 in arrears and costs to the end of March 2026. With the assistance of a Board Dispute Resolution Officer, the Tenants agreed to pay rent on time , plus \$200.00 on or before the 15th day of each month with a final payment of \$2,363.04 on or before December 31, 2026.
2. The Tenants made one \$200.00 payment toward the arrears of rent and have made no further payments. The amount the Tenants owe has increased to \$9,010.79.
3. The Tenants moved into the rental unit in February 2025 and paid the first and last months rent. In the time since the Tenants moved into the unit the arrears are now at 5 ½ months of unpaid rent.
4. The Landlord testified that he has attempted to work with the Tenants and provided them several chances to get caught up.

5. The Tenant testified that he was incarcerated which caused the interruption with rent payments. This does not explain why the second tenant could not make payments to the Landlord. The Tenants do not currently have the funds to cover one month rent.
6. The Tenants proposed a payment plan that would take three years to repay the arrears. I find that under the circumstances the Tenants' proposal is unfair to the Landlord.
7. After considering all of the circumstances, including the fact that the arrears of rent half more than doubled since the Tenants agreed to the repayment plan, I find that it would be unfair to set aside order LTB-L-031917-26.

It is ordered that:

1. The motion to set aside Order LTB-L-031917-26, issued on April 21, 2026, is denied.
2. The stay of order LTB-L-031917-26 is lifted immediately.
3. Order LTB-L-031917-26 is unchanged.

June 4, 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.

