



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

File Number: LTB-L-030624-26-SA

In the matter of: 322, 3390 KEELE ST
NORTH YORK ON M3J1L6

Between: SKPM Rents 15 Landlord

And

Keith Brown Tenants
Chantah Thomas

SKPM Rents 15 (the 'Landlord') applied for an order to terminate the tenancy and evict Keith Brown and Chantah Thomas (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 order issued by the LTB on December 5, 2025 with respect to application LTB-L-085718-25-SA-AM.

The Landlord's application was resolved by order LTB-L-030624-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-030624-26.

This motion was heard by videoconference on June 2, 2026. The Landlord's representative Slywia McArthur and the Tenants, attended the hearing.

Determinations:

1. This is the Tenants' second set aside motion. The first motion was heard on November 25, 2025. The Tenants owed the Landlord \$11,881.42 in arrears and costs to the end of November 2025. Based on the Tenants' testimony including the fact that full time employment had been secured and the Tenants' proposal for a repayment plan, relief from eviction was granted on the condition the Tenants paid the Landlord rent plus the payment of arrears as proposed.
2. The Tenants paid \$1,000.00 of the \$1,300.00 payment due on March 20th. April rent was not paid until April 7th and \$1,300.00 April arrears payment has not been paid. May rent was not paid until May 24th, and the arrears payment was made late. June rent has not been paid,
3. The amount the Tenants owe should have been reduced to \$3,130.00 if the Tenants were in compliance with order LTB-L-085718-25-SA-AM. The Tenants currently owe \$7,828.00.

4. The Tenants testified that they have used the rent bank a few times, are currently in debt, and have taken out loans everywhere.
5. After considering all of the circumstances, I find the Tenants cannot afford to continue the tenancy and pay the arrears in a timely manner. I find that it would be unfair grant a second set aside motion and to set aside order LTB-L-030624-26.

It is ordered that:

1. The motion to set aside Order LTB-L-030624-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-030624-26 is lifted immediately.
3. Order LTB-L-030624-26 is unchanged.

June 9, 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.