



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

File Number: LTB-L-001386-26-SA

In the matter of: 204, 1 FRONTENAC RD
LONDON ON N5Z3X9

Between: CAPREIT Limited Partnership

Landlord

And

Tammy Bright

Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Bright (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 October 14, 2025 with respect to application LTb-L-063502-25.

The Landlord's application was resolved by order LTB-L-001386-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001386-26.

This motion was heard by videoconference on May 25, 2026. the Landlord's representative Gabriela Quaresma, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$6,986.00 in arrears and costs to the end of October 2025. The amount the Tenant owes the Landlord has increased to \$19,269.81. the Landlord also incurred a cost of \$335.00 to enforce order LTB-L-001386-26.
2. At the hearing, the Tenant testified that she would pay the Landlord \$21,170.95, representing arrears, costs, the enforcement fee, as well as June rent, on or before June 1, 2026.
3. The parties were instructed to provide post hearing submissions to determine in the full amount was paid.
4. On June 5, 2026, the Landlord made a post hearing submission that the Tenant has made no payments since the hearing.
5. The Tenant made no submissions.

6. The parties were also informed that if the Tenant did not make the payment, the set aside motion would be denied.
7. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-001386-26.

It is ordered that:

1. The motion to set aside Order LTB-L-001386-26, issued on January 14, 2026, is denied.
2. The stay of order LTB-L-001386-26 is lifted immediately.
3. Order LTB-L-001386-26 is unchanged.

June 10, 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.