



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

File Number: LTB-L-031518-26-SA

In the matter of: 3, 1058 DAKOTA AVE
OTTAWA ON K1G2W2

Between: Saickley Enterprises Ltd. Landlord

And

Robert McDonald Tenant

Saickley Enterprises Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Robert McDonald (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 March 26, 2026 with respect to application LTB-L-011327-26-SA.

The Landlord's application was resolved by order LTB-L-031518-26, issued on April 14, 2026. This order was issued without a hearing being held. The Tenant filed a motion to set aside order LTB-L-031518-26.

This motion was heard by videoconference on June 3, 2026. The Landlord's Agent, S. Saikaley, and the Tenant attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on March 26, 2026, with respect to application LTB-L-011327-26-SA.
2. The Tenant failed to pay the monthly rent on April 1, 2026. Since then, the Tenant has also not paid the monthly rent for May and June 2026 and neglected to pay arrears of \$1,100.00 monthly.
3. The Tenant, who has lived in the unit for 3 years, testified that he works parttime and is planning to file two years of income taxes. The Tenant also intends to seek financial assistance from both his parents and the city.
4. The Landlord opposed the motion, stating that the arrears has increased since the original hearing on March 19, 2026.
5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-031518-26. The Tenant, despite claiming in his motion that he could pay the full

amount owed by May 30, 2026, has no viable means of meeting his obligation to pay both the ongoing rent, and arrears.

6. The stay of order LTB-L-031518-26 is lifted on June 30, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-031518-26, issued on April 14, 2026, is denied. The order is confirmed and remains unchanged.
2. The stay of order LTB-L-031518-26 is lifted on June 30, 2026.

June 11, 2026
Date Issued

Jitewa Edu
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.