



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

File Number: LTB-L-012516-26-SA

In the matter of: 2, 738 DEARBORN PVT
GLOUCESTER ON K1T0W3

Between: J & R Logic's Inc. c/o Rent in Ottawa Property Management Inc. Landlord

And

Stephen Sarpong Tenant

J & R Logic's Inc. c/o Rent in Ottawa Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Sarpong (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 22, 2026 with respect to application LTB-L-085876-25.

The Landlord's application was resolved by order LTB-L-012516-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-012516-26.

This motion was heard by videoconference on June 9, 2026. The Landlord's representative Allen Kouri, and the Tenant, attended the hearing.

The Tenant owes the Landlord \$2,613.13 in arrears and costs to the end of June 2026. The lawful monthly rent is \$1,034.81.

Determinations:

1. The Tenant has graduated and has had immigration issues which has delayed work. However, the Tenant did submit proof of current income and will be working at Shopper's Drug Mart effective July 2nd, earning \$21.00 per hour. The Tenant also submitted proof of a transfer of funds from a relative to pay June rent.
2. The Tenant has lived in the rental unit for 3 years and 9 months.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-012516-26.

4. This order reflects the Tenant's proposal to pay all outstanding amounts owing plus July rent.

It is ordered that:

1. The motion to set aside Order LTB-L-012516-26, issued on February 13, 2026, is granted.
2. Order LTB-L-012516-26, issued on February 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-085876-25 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$2,613.13 as follows:

The Tenant shall pay to the Landlord \$1,034.81 (June rent) on or before June 12, 2026.

The Tenant shall pay to the Landlord \$789.16 on or before July 10, 2026.

The Tenant shall pay to the Landlord \$789.16 on or before July 24, 2026.

5. The Tenant shall also pay to the Landlord the lawful monthly rent for July on or before July 1, 2026.
6. 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 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.

