



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

File Number: LTB-L-029467-26-SA

In the matter of: 25, 31 BAYFIELD ST
BARRIE ON L4M3A6

Between: Harbour Management Landlord

And

Jay Carr Tenant

Harbour Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jay Carr (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 19, 2026 with respect to application LTB-L-082687-25-RV.

The Landlord's application was resolved by order LTB-L-029467-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029467-26.

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

Determinations:

1. The Tenant owed the Landlord \$10,108.80 in arrears and costs to the end of March 2026. The Board granted relief from eviction on the condition the Tenant paid the Landlord rent plus \$150.00 on or before the first day of each month. The Tenant has made no payments.
2. The Tenant moved into the rental unit on March 1, 2025. The Tenant paid the Landlord first and last month rent deposit. The Tenant has made no payments since the Tenant moved in and the arrears have increased to \$12,000.00.
3. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-029467-26.

It is ordered that:

1. The motion to set aside Order LTB-L-029467-26, issued on April 13, 2026, is denied.

2. The stay of order LTB-L-029467-26 is lifted immediately.
3. Order LTB-L-029467-26 is unchanged.

June 11, 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.