



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

File Number: LTB-L-027855-26-SA

In the matter of: Apt.5, 48 MAIN STREET
KIRKLAND LAKE ON P2N3E1

Between: IVAN MERRICK Landlord

And

MICHELLE BEAULIEU Tenants
JEFFREY PAQUETTE

IVAN MERRICK (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE BEAULIEU and JEFFREY PAQUETTE (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 February 2, 2026 with respect to application LTB-L-105872-25.

The Landlord's application was resolved by order LTB-L-027855-26, issued on April 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-027855-26.

This motion was heard by videoconference on June 9, 2026. The Landlord and the Tenant Michelle Beaulieu, represented by Therese Menard, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$4,901.00 in arrear and costs to the end of January. The amount the Tenants owe now is \$4,976.00.
2. Both Tenants receive ODSP and rent is paid directly to the Landlord. Ms. Menard proposed monthly payments of \$200.00, divided into two payments of \$100.00 each during the month. The Tenants face challenges understanding their commitment to pay and Ms. Menard will assist with this issue.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-027855-26.
4. This order reflects the terms proposed at the hearing.

It is ordered that:

1. The motion to set aside Order LTB-L-027855-26, issued on April 2, 2026, is granted.
2. Order LTB-L-027855-26, issued on April 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-105872-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$4,976.00 as follows:
 - The Tenants shall pay to the Landlord \$300.00 on or before June 10, 2026.
 - The Tenants shall pay to the Landlord \$100.00 on or before the 1st and the 15th day of each consecutive month commencing July 2026 and continuing through May 2028.
 - The Tenants shall pay to the Landlord \$76.00 on or before June 1, 2028.
5. The Tenants shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing July 2026 and continuing through June 2028, or until the arrears and costs are paid in full.
6. In the event the Tenants fail 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 Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

June 17, 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.

