



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

**File Number:** LTB-L-032159-26-SA

**In the matter of:** 1652 PIERRE AVE  
WINDSOR ON N8X4P8

**Between:** Imogen Wilson Landlords  
Geoffrey Ellman

**And**

Jennifer Lethbridge Tenants  
Jeff Lethbridge

Imogen Wilson and Geoffrey Ellman (the 'Landlords') applied for an order to terminate the tenancy and evict Jennifer Lethbridge and Jeff Lethbridge (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 August 25, 2025 with respect to application LTB-L-024082-25.

The Landlords' application was resolved by order LTB-L-032159-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-032159-26.

This motion was heard by videoconference on June 9, 2026. The Landlord's representative Imogen Wilson, and the Tenant, Jennifer Lethbridge, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenants owe the Landlord \$11,686.00 in arrears and costs to the end of June 2026.

At the hearing the parties consented to the following order.

**On consent it is ordered that:**

1. The motion to set aside Order LTB-L-032159-26, issued on April 27, 2026, is granted.
2. Order LTB-L-032159-26, issued on April 27, 2026, is set aside and cannot be enforced.
3. Order LTB-L-024082-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$11,686.00 as follows:

- The Tenants shall pay to the Landlord \$550.00 on or before the 15<sup>th</sup> day of each consecutive month commencing June 2026 and continuing through March 2028.
  - The Tenants shall pay to the Landlord \$136.00 on or before April 15, 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 April 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 12, 2026**

**Date Issued**

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**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.

