



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

File Number: LTB-L-032715-26-SA

In the matter of: A, 295 CROCKETT ST
HAMILTON ON L8V1H5

Between: Ivan Kulas Landlord

And

Jessica Riley Tenant

Ivan Kulas (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Riley (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-081428-25-RV.

The Landlord's application was resolved by order LTB-L-032715-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032715-26.

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

Determinations:

1. The Tenant owed the Landlord \$4,186.00 in arrears and costs to the end of March 2026. The Tenant was ordered to make three arrears payments by March 20, 2026, rent payments on time, with a final payment of \$3,436.00 on or before June 20, 2026.
2. The Tenant was late with April rent and an arrears payment but did pay the Landlord. The Tenant testified that an emergency fund will make the final payment to the Landlord.
3. After considering all of the circumstances, including the fact the Tenant is on track with the payments, I find that it would not be unfair to set aside order LTB-L-032715-26.

It is ordered that:

1. The motion to set aside Order LTB-L-032715-26, issued on April 20, 2026, is granted.
2. Order LTB-L-032715-26, issued on April 20, 2026, is set aside and cannot be enforced.

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.