



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

File Number: LTB-L-036084-26-SA

In the matter of: 1403, 737 OUELLETTE AVE
WINDSOR ON N9A6T2

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

And

Marcie Labadie Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Marcie Labadie (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 October 20, 2025 with respect to application LTB-L-066801-25.

The Landlord's application was resolved by order LTB-L-036084-26, issued on April 28, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-036084-26.

This motion was heard by videoconference on June 11, 2026. The Landlord's representative Patricija Anjo, attended the hearing.

As of 9:45am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. The Tenant owed the Landlord \$3,165.62 in arrears and costs to the end of October 2025. The Tenant was to pay to \$264.00 on or before the 25th day of each month commencing December 2025 and continuing through November 2026.
2. As of the date of this hearing the Tenant should have paid the Landlord \$1,584 leaving a balance of \$1,581.62 in arrears of rent owing to the Landlord.
3. The Landlord's representative submits that the current balance the Tenant owes is \$1,140.80 which is \$440.82 ahead of the repayment plan.

4. Despite the fact the Tenant did not attend the hearing, and the Landlord's representative submission that they were prepared to negotiate with the Tenant had the Tenant attended the hearing, I find that it would not be unfair to set aside order LTB-L-036084-26.

It is ordered that:

1. The motion to set aside Order LTB-L-036084-26, issued on April 28, 2026, is granted.
2. Order LTB-L-036084-26, issued on April 28, 2026, is set aside and cannot be enforced.

June 16, 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.