



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

Citation: Veteran's Housing (Ontario) Inc. v Premo, 2026 ONLTB 46933

Date: 2026-06-17

File Number: LTB-L-029555-26-SA

In the matter of: 808, 96 GREAT NORTHERN RD
SAULT STE. MARIE ON P6B4Y5

Between: Veteran's Housing (Ontario) Inc. Landlord

And

Deanna Premo Tenant

Veteran's Housing (Ontario) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Deanna Premo (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 August 1, 2025 with respect to application LTB-L-039289-25.

The Landlord's application was resolved by order LTB-L-029555-26, 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-029555-26.

This motion was heard by videoconference on June 1, 2026. The Landlord's agent Lora Capisciolto and the Tenant attended the hearing.

Determinations:

There was a breach of the previous mediated settlement

1. For the following reasons, I am satisfied that the Tenant failed to meet a condition specified in the order issued by the LTB on August 1, 2025 with respect to application LTB-L-039289-25, specifically that they failed to pay April 2026 rent payable on or before April 1, 2026.

The surrounding circumstances

2. The Tenant acknowledged that she has not paid the Landlord rent for the months of April and May 2026 payable on the first day of each month.

3. The Tenant submitted that she is packed and ready to move out, she understands that based on her financial circumstances, this tenancy is no longer viable. She is trying to save up for the first and last months rent deposits on a new rental place. And while she has applied to a number of places she has been denied due to lack of income.
4. The Tenant also said that she has her younger children half the time and that she has applied to go back to school, she is seeking consideration to reside in the unit until June 30, 2026 and said she will move out by then.
5. The Landlord's agent stated that the rent arrears are now \$8,390.00, more than the initial order and as they have been fair with the Tenant, they are seeking an immediate lifting of the stay of LTB-L-029555-26, issued on April 13, 2026.
6. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-029555-26. The Tenant herself is not seeking to preserve her tenancy based on her own personal circumstances.

Lifting the stay

7. The stay of order LTB-L-029555-26 is lifted immediately. I am mindful that while the Tenant has known of the eviction order since mid April, additional delay may be encountered to enforce this order where the Office of the Sheriff Enforcement is engaged.

It is ordered that:

1. The motion to set aside Order LTB-L-029555-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-029555-26 is lifted immediately.
3. Order LTB-L-029555-26 is unchanged.

June 17, 2026

Date Issued

Alicia Johnson

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.