



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

Citation: vanEgdom v Kean, 2026 ONLTB 46941

Date: 2026-06-17

File Number: LTB-L-029126-26-SA

In the matter of: Upper, 156 CHARLES ST W
INGERSOLL ON N5C2M1

Between: Maurice vanEgdom Landlord

And

John Kean Tenant

Maurice vanEgdom (the 'Landlord') applied for an order to terminate the tenancy and evict John Kean (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 December 1, 2025 with respect to application LTB-L-077601-25.

The Landlord's application was resolved by order LTB-L-029126-26, 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-029126-26.

This motion was heard by videoconference on June 1, 2026. The Landlord, the Landlord's legal representative Merve Ozdemir and the Tenant attended the hearing.

Determinations:

There was a breach of the previous order

1. It was not disputed that the Tenant failed to meet conditions specified in the order issued by the LTB on December 1, 2025 with respect to application LTB-L-077601-25. Specifically, the Tenant failed to pay the arrears of rent in the amount of \$500.00 on or before April 1, 2026 and failed to pay the lawful rent as due and payable on April 1, 2026.

The surrounding circumstances

2. The Tenant acknowledged that he has not paid the Landlord rent nor the arrears, both payable on April 1, 2026.

3. The Tenant submitted that he is currently unemployed for about two months. That while he had found a job prior and worked for about three months, he was not able to meet the requirements of the job and found himself without a job again. The situation did not permit him to continue with the payment obligations of the prior order.
4. The Tenant submitted that he understands that he needs to move given the high arrears of rent owed and his own circumstances. He sought the Board's consideration to reside in the unit until June 30, 2026, to permit him time to find alternative housing.
5. The Landlord's representative stated that the rent arrears have increased since the issuance of the prior order. The last time the Tenant has made any payments was in February 2026. They are seeking an immediate lifting of the stay of order LTB-L-029126-26, 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-029126-26. The Tenant himself is not seeking a preservation of his tenancy and has not provided evidence of any change in circumstances that would lead to a conclusion that the tenancy is viable going forward.

Lifting of the stay

7. The stay of order LTB-L-029126-26 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-029126-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-029126-26 is lifted immediately.
3. Order LTB-L-029126-26 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.