



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

File Number: LTB-L-031515-26-SA

In the matter of: 1307, 2 ANNDALÉ DR
TORONTO ON M2N0G5

Between: LAI-YING MELINA HO Landlord
YIN LUN DAVID LAM

And

PAULINE NGURE Tenants
KEVIN NGURE

LAI-YING MELINA HO and YIN LUN DAVID LAM (the 'Landlord') applied for an order to terminate the tenancy and evict PAULINE NGURE and KEVIN NGURE (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 March 19, 2026 with respect to application LTB-L-000908-26.

The Landlord's application was resolved by order LTB-L-031515-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-031515-26.

This motion was heard by videoconference on June 11, 2026. The Landlord's representative Andrew McMaster, and the Tenants, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenants owed the Landlord \$19,808.00 in arrears and costs to the end of March 2026. The Board granted relief from eviction based on the Tenants submissions and ordered the Tenants to pay rent on time, as well as \$2,000.00 monthly toward the arrears of rent.
2. The Tenant have made no payments toward rent or arrears since the hearing in March. The amount the Tenants owe has increased to \$27,620.00, representing 11 months of unpaid rent.
3. The Tenants requested additional time to move. The Tenants testified that they currently have no money to pay the Landlord for a delay lifting the stay.

4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-031515-26 or to delay lifting the stay.

It is ordered that:

1. The motion to set aside Order LTB-L-031515-26, issued on April 17, 2026, is denied.
2. The stay of order LTB-L-031515-26 is lifted immediately.
3. Order LTB-L-031515-26 is unchanged.

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.