



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

File Number: LTB-L-013322-26-SA

In the matter of: 14 SAND CHERRY PVT
OTTAWA ON K1K4G6

Between: Ottawa Community Housing Landlord

And

Poasie Joamie Tenant

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Poasie Joamie (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 21, 2025 with respect to application LTB-L-052277-25-SA.

The Landlord's application was resolved by order LTB-L-013322-26, issued on February 17, 2026. This order was issued without a hearing being held. The Tenant filed a motion to set aside order LTB-L-013322-26. This motion was heard by videoconference on June 8, 2026.

Only the Landlord's Agent, Beth Cumming, attended the hearing.

As of 9:25 a.m., 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 failed to meet a condition specified in the order issued by the LTB on August 21, 2025 with respect to application LTB-L-052277-25-SA.
2. The Landlord submitted that the Tenant had paid off all arrears to April 30, 2026.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-013322-26.

It is ordered that:

1. The motion to set aside Order LTB-L-013322-26, issued on February 17, 2026, is granted.

2. Order LTB-L-013322-26, issued on February 17, 2026, is set aside and cannot be enforced.

June 22, 2026
Date Issued

Curtis Smith
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.