



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

File Number: LTB-L-030844-26-SA

In the matter of: 3, 55 WELLINGTON ST E
CHATHAM ON N7M3P1

Between: JOSEPH VIRTUE Landlord
ANDREA GRESEL

And

ASHLEY SUMMERFIELD Tenant

JOSEPH VIRTUE and ANDREA GRESEL (the 'Landlord') applied for an order to terminate the tenancy and evict ASHLEY SUMMERFIELD (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 September 25, 2025 with respect to application LTB-L-064678-25-SA.

The Landlord's application was resolved by order LTB-L-030844-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030844-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Audrey Skinner. The Tenant was assisted by Tenant Duty Counsel, Jeff Wilkins.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-030844-26, issued on April 20, 2026, is granted.
2. Order LTB-L-030844-26, issued on April 20, 2026, is set aside and cannot be enforced.
3. Order LTB-L-064678-25-SA issued on September 25, 2025 is replaced with the following order:
4. The parties agree the lawful monthly rent is \$429.73.

5. The arrears and costs owing to June 30, 2026 total \$3,939.39 which shall be paid by the Tenant to the Landlord as follows:
 - a) \$2,032.52 on or before June 19, 2026;
 - b) \$78.40 on or before the first day of each month commencing July 1, 2026 up to and including October 1, 2026;
 - c) \$150.00 on or before the first day of each month commencing November 1, 2026 to July 1, 2027; and
 - d) \$243.27 on or before August 1, 2027 (which consists of \$57.27 arrears and \$186.00 filing fee).
6. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of every month commencing July 2026 to August 2027 or until the arrears are paid in full.
7. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 18, 2026
Date Issued

Sonia Anwar-Ali
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.