



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

**Citation:** Sidhu v Meloche, 2026 ONLTB 51083

**Date:** 2026-06-30

**File Number:** LTB-L-028254-26-SA

**In the matter of:** 127 REED ST  
ESSEX ON N8M0B2

**Between:** Harminder Singh Sidhu Landlord

**And**

Elizabeth Rose Meloche Tenant

Harminder Singh Sidhu (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Rose Meloche (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 October 20, 2025 with respect to application LTB-L-068092-25.

The Landlord's application was resolved by order LTB-L-028254-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-028254-26.

This motion was heard by videoconference on June 23, 2026.

The Landlord, the Landlord's Legal Representative Muhammad Malif and the Tenant attended the hearing.

### **Determinations:**

1. The Tenant agreed that she failed to meet a condition specified in the order issued by the LTB on October 20, 2025, with respect to application LTB-L-068092-25, by failing to pay the lawful, monthly rent on or before March 2026, and no arrears payment made by March 20, 2026.
2. The Tenant testified that she was unable to pay those amounts as she was incarcerated from January 9, 2026, to April 12, 2026. The Tenant is asking for more time to vacate the unit.

3. The Landlord's Legal Representative submitted that the arrears owing to June 30, 2026, is \$11,436.00 and that the lack of rental payments is prejudicial to his client and states that 60-days for the Tenant to vacate the unit is unfair.
4. On that point, I agree. At this point, the Tenant knew or ought to have known that they were unable to afford to stay in the unit. The Tenant's motion will be denied, and the lifting of the stay will be granted until July 31, 2026.
5. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-028254-26.
6. The stay of order LTB-L-028254-26 is lifted on July 31, 2026.

**It is ordered that:**

1. The motion to set aside Order LTB-L-028254-26, issued on April 7, 2026, is denied.
2. The stay of order LTB-L-028254-26 is lifted as of July 31, 2026.

**June 30, 2026**  
**Date Issued**

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**Jagger Benham**  
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.