



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

File Number: LTB-L-094972-25-SA

In the matter of: 415, 199 UPPER CANADA DR
Toronto ON M2P1T3

Between: 199 Upper Canada Drive Limited c/o Minto Management Ltd. Landlord

And

Azim Afsar Tenant

199 Upper Canada Drive Limited c/o Minto Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Azim Afsar (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 6, 2025 with respect to application LTB-L-056761-24.

The Landlord's application was resolved by order LTB-L-094972-25, issued on November 19, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-094972-25.

This motion was heard by videoconference on December 22, 2025. The Landlord's representative Martin Zarnett, and the Tenant's representative Joe Myers, attended the hearing.

At the hearing the parties consented to the following order. The parties also agree the Tenant owes the Landlord \$209.19 to the end of December 2025.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-094972-25, issued on November 19, 2025, is granted.
2. Order LTB-L-094972-25, issued on November 19, 2025, is set aside and cannot be enforced.
3. Order LTB-L-056761-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$209.19 on or before December 31, 2025.

5. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing January 2026 and continuing through December 2026.
6. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 5, 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.