



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

File Number: LTB-L-097091-25-SA

In the matter of: A, 5170 GUILDWOOD WAY
MISSISSAUGA ON L5R2T3

Between: Kapildeo Kasiram Landlords
Lakshmi Gordaneer

And

Saiful Amin Bhuiyan Tenant

Kapildeo Kasiram and Lakshmi Gordaneer (the 'Landlords') applied for an order to terminate the tenancy and evict Saiful Amin Bhuiyan (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 5, 2025 with respect to application LTB-L-050369-25.

The Landlords' application was resolved by order LTB-L-097091-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097091-25.

This motion was heard by videoconference on January 2, 2026. The Landlord represented by Sam Ursino, and the Tenant represented by Masser Ahmed, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$55,350.00 in arrears and costs to the end of August 2025. With the assistance of a Board Dispute Resolution Officer, the amount the Tenant owed was reduced to \$35,186.00.
2. The Tenant agreed to pay the Landlord \$3,000.00 on or before September 1, 2025, \$3,000.00 on or before November 15, 2025 and the balance on or before December 1, 2025. The Tenant also agreed to pay rent in full and on time.
3. The Tenant paid the Landlord \$3,000.00 on September 1, 2025 but has made no further payments. The amount the Tenant owes has increased to \$47,086.92.
4. The lawful monthly rent is \$3,690.00. The Tenant requested a delay lifting the stay until March. The Tenant currently has \$2,500.00. Considering the fact the Tenant has not made any payment since September 1st, does not have enough money to pay one month

rent, that all members of the household rely on ODSP and cannot afford the rent, and the fact that the amount the Tenant owes has significantly increased, I find that it would be unfair to set aside order LTB-L-097091-25 and delay lifting the stay.

It is ordered that:

1. The motion to set aside Order LTB-L-097091-25, issued on November 24, 2025, is denied.
2. The stay of order LTB-L-097091-25 is lifted immediately.
3. Order LTB-L-097091-25 is unchanged.

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.