



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

File Number: LTB-L-099045-25-SA

In the matter of: 1510, 88 CORPORATE DR
SCARBOROUGH ON M1H3G6

Between: Del Condominium Rentals Inc. Landlord

And

Ashraf Rahim Tenant

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashraf Rahim (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 9, 2025 with respect to application LTB-L-059787-25.

The Landlord's application was resolved by order LTB-L-099045-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-099045-25.

This motion was heard by videoconference on January 7, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Sabah Fatima.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-099045-25, issued on December 1, 2025, is granted. The order is set aside and replaced as follows:
2. The Tenant shall pay to the Landlord \$6,491.30 for arrears of rent up to January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Payment Amount
January 16, 2026	\$500.00
January 31, 2026	\$1,095.65
February 15, 2026	\$3,000.00
The 15 th day of each month beginning March 15, 2026, and ending July 15, 2026	\$300.00
August 15, 2026	\$395.65

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to August 31, 2026 or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach 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 January 31, 2026.

January 14, 2026
Date Issued

 Bryan Delorenzi
 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.