



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

File Number: LTB-L-095566-25-SA

In the matter of: 25, 711 DUNDAS ST W
WHITBY ON L1N2N3

Between: Centurion Property Associates Inc Landlord

And

Wiseundin Jalali Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Wiseundin Jalali (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 January 29, 2025 with respect to application LTB-L-094556-24.

The Landlord's application was resolved by order LTB-L-095566-25, 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-095566-25.

This motion was heard by videoconference on January 13, 2026. The Landlord's representative Robert Rose, and the Tenant, attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$4,917.84 in arrears and costs to the end of January 2025. The Tenant has paid the full amount to the Landlord.
2. The Tenant was also ordered to pay rent in full and on time from February 2025 through January 2026.
3. The Tenant paid November rent on November 14th. The Tenant testified that he paid late because the Manager was away and he did not want to leave the funds without the Manager there. The Landlord's representative agrees the Manager was away.
4. The paid last month of the pay on time order eight days late. The Tenant did not receive his pay on time which caused the delay.
5. The Tenant requested one last opportunity to maintain the tenancy. The Tenant's child is in school in the area and the Tenant wants to remain in the rental unit.

6. The Landlord requested that the terms of relief from eviction include an extension to the requirement to pay rent on time. I find the request to be reasonable.
7. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-095566-25 and provide the Tenant with one last opportunity to maintain the tenancy.

It is ordered that:

1. The motion to set aside Order LTB-L-095566-25, issued on November 24, 2025, is granted.
2. Order LTB-L-095566-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. Order LTB-L-094556-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing February 2026 and continuing through January 2027.
5. In the event the Tenant fails to make the above said payments in full and on time, 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 14, 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.

