



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

File Number: LTB-L-104940-25-SA

In the matter of: 306, 185 ALBERTA AVE
TORONTO ON M6C0A5

Between: Nouman Yousaf Landlord

And

JUSTIN BRYAN Tenant

Nouman Yousaf (the 'Landlord') applied for an order to terminate the tenancy and evict JUSTIN BRYAN (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 27, 2025 with respect to application LTB-L-064992-25.

The Landlord's application was resolved by order LTB-L-104940-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104940-25.

This motion was heard by videoconference on January 22, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. The Tenant owed the Landlord \$14,186.00 in arrears and costs to the end of October 2025. The lawful monthly rent is \$3,000.00. On consent, the Tenant was ordered to pay rent on time as well as \$2,000.00 on or before the 20th day of each month from November and continuing until the balance owing to the Landlord was paid in full.
2. The Tenant paid November rent but has made no further payments to the Landlord. As a result, the amount the Tenant owes has increased to \$20,186.00
3. The Tenant moved into the rental unit on December 15, 2024. The Landlord waived the daily compensation for the balance of December. The Tenant paid for the first month rent. The Landlord is holding a last month rent deposit.
4. Of the \$33,000.00 in rent that has become due February 2025, the Tenant has failed to pay \$20,000.00.

5. After considering all of the circumstances, including the fact that the Tenant made just one rent payment and made no payments toward arrears of rent since the order was issued, I find that it would be unfair to set aside order LTB-L-104940-25.

It is ordered that:

1. The motion to set aside Order LTB-L-104940-25, issued on December 30, 2025, is denied.
2. The stay of order LTB-L-104940-25 is lifted immediately.
3. Order LTB-L-104940-25 is unchanged.

January 30, 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.