



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-107246-25-SA

In the matter of: BSMT Apartment (1 Bedroom), 375 MORRISH
RD
SCARBOROUGH ON M1C1E9

Between: Golam Zoardar Landlord

And

Arthmeegan Vigneswaralingam Tenant

Golam Zoardar (the 'Landlord') applied for an order to terminate the tenancy and evict Arthmeegan Vigneswaralingam (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-107246-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107246-25.

The motion was heard by videoconference on January 27, 2026. The Landlord represented by Zeeshan Rahman, and the Tenant, attended the hearing.

Determinations:

1. Section 78(9) of the Residential Tenancies Act states that the respondent may make a motion to set aside an order issued under section 78(6) or 78(7) of the Act.
2. On January 9, 2026, the Tenant's brother filed the set aside motion. The tenancy agreement shows that the Tenant's brother is not the tenant and therefore cannot file a set aside motion.
3. In addition, the Tenant did sign the N11 agreement to terminate the tenancy on December 31, 2025, despite claiming he did not know what he was signing. The Tenant's last rent payment was in October and stopped paying any money to the Landlord since then. The Tenant also testified that he had tried to find a new place to move into.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-107246-25.

It is ordered that:

1. The motion to set aside Order LTB-L-107246-25, issued on January 8, 2026, is denied.
2. The stay of Order LTB-L-107246-25, is lifted immediately.
3. Order LTB-L-107246-25 is unchanged.

February 4, 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.