



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

File Number: LTB-L-000686-26-SA

In the matter of: Basement, 111 QUEEN ISABELLA CRES
MAPLE ON L6A3J8

Between: Naseer Ahmad Landlord

And

Naznin Rajan Tenants
Hocine Selmi

Naseer Ahmad (the 'Landlord') applied for an order to terminate the tenancy and evict Naznin Rajan and Hocine Selmi (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on November 28, 2025 with respect to application LTB-L-084980-25-SA.

The Landlord's application was resolved by order LTB-L-000686-26, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-000686-26.

This motion was heard by videoconference on February 10, 2026. The Landlord and the Tenants attended the hearing.

Determinations:

1. At a hearing on July 28, 2025, the Tenants owed the Landlord \$11,736.00 in arrears and costs. The Tenants consented to an order which would have had the entire amount paid by October 31, 2025.
2. The Tenants breached the conditions of the order and on October 8, 2025 the Landlord filed an application to evict the Tenants. The amount the Tenants owed at the time of the application was \$8,636.00.
3. The Tenants filed a set aside motion which was heard on November 27, 2025. At that time the amount the Tenants owed the Landlord had increased to \$10,736.00.
4. Relief from eviction was granted and based on the Tenants' proposal to pay the Landlord a new payment plan was ordered.

5. The Tenants again breached the conditions of the order. The Landlord filed another application to evict the Tenants. The amount the Tenants owed the Landlord had increased to \$11,336.00. The Tenants filed a set aside motion.
6. The last payment the Tenants have made to the Landlord was the first arrears payment on December 20, 2025. The amount the Tenants owe has increased to \$16,186.00 to the end of February. Since the first order in July 2025, the amount the Tenants owe has increased from \$11,736.00 to \$16,186.00 and the Tenants have breached two repayment plans in the three-year tenancy.
7. The Tenants testified that they have no income and have no money.
8. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-000686-26.

It is ordered that:

1. The motion to set aside Order LTB-L-000686-26, issued on January 12, 2026, is denied.
2. The stay of order LTB-L-000686-26 is lifted immediately.
3. Order LTB-L-000686-26 is unchanged.

February 18, 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.

