



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

File Number: LTB-L-007402-26-SA

In the matter of: 375 LONERGAN BLVD
TIMMINS ON P4P1E2

Between: BIG NORTH CAPITAL INC. Landlord

And

SAZIYA SHEIKH Tenant
IMRAN SINORWALA

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SAZIYA SHEIKH and IMRAN SINORWALA (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 June 26, 2025 with respect to application LTB-L-024687-25.

The Landlord's application was resolved by order LTB-L-007402-26, issued on February 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-007402-26.

This motion was heard by videoconference on March 10, 2026.

The Landlord's legal representative, Angie Gravelle, and the Tenant, Imran Sinorwala, attended the hearing.

Determinations:

1. At the hearing the parties consented to the order set out below:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-007402-26, issued on February 2, 2026, is granted.
2. Order LTB-L-007402-26, issued on February 2, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 26, 2025 with respect to LTB-L-024687-25 is replaced with the following order:

4. The Tenants shall pay the Landlord \$2,431.52, which represent the arrears of rent up to March 31, 2026 and the application filing fee. The Tenants shall pay this amount as follows:

Starting April 15, 2026 up to and including July 15, 2026, the Tenants shall pay the Landlord \$500.00 on or before the 15th day of each and every month; on August 15, 2026, the Tenants shall pay the Landlord \$431.52.

5. The Tenants shall also pay the monthly rent to the Landlord in full and on time as it comes due on or before the 1st day of each and every month, starting April 1, 2026 until and including August 1, 2026, or until the arrears are paid in full, whichever comes first.
6. If the Tenants fail to comply with the conditions set out in paragraphs 4 and/or 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act*, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 16, 2026
Date Issued

Jana Rozehnal
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.