



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

File Number: LTB-L-007153-26-SA

In the matter of: Upper Unit, 3 Intrigue trail
Brampton ON L6X0W8

Between: Bedi Sahib Singh Dhiman Landlord
Parminder Dhiman
Inderjit Dhiman

And

Jashanjot Singh Brar Tenant
Rupinder Kaur Brar
Daljit Singh Brar

Bedi Sahib Singh Dhiman, Parminder Dhiman and Inderjit Dhiman (the 'Landlord') applied for an order to terminate the tenancy and evict Jashanjot Singh Brar, Rupinder Kaur Brar and Daljit Singh Brar (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 November 10, 2025 with respect to application LTB-L-071652-25.

The Landlord's application was resolved by order LTB-L-007153-26, 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-007153-26.

This motion was heard by videoconference on March 16, 2026.

The Landlord Bedi Sahib Singh Dhiman and the Tenant Jashanjot Singh Brar attended the hearing.

Determinations:

There was a breach of the previous order

1. The Tenant admits that they failed to meet a condition specified in the order issued by the LTB on November 10, 2025 with respect to application LTB-L-071652-25. Specifically, the Tenant admits that they failed to pay the January 2026 rent and arrears payment on January 20, 2026.

The surrounding circumstances

2. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-007153-26. The Tenant testified that he has been out of work for quite some time and needs an extra 30-45 days to vacate the rental unit.
3. The Tenant described some conditions in the rental unit dating back to 2025. These include issues with the air conditioning in the summer of 2025, heat in the winter of 2026, unsafe water (slight colour and smell), and broken microwave. The Tenant admitted that all of these were an issue at the time of the original hearing however he did not raise them and has not subsequently filed his own application. The Tenant provided no supplemental evidence to substantiate any of the issues described. In addition, the Tenant admitted in cross-examination that he did not stop paying rent due to the issue, simply he was out of work and couldn't afford rent.
4. The Landlord testified that the lack of rent has caused him financial hardship.

The stay is lifted immediately

5. The stay of order LTB-L-007153-26 is lifted on immediately. Given the Tenant's evidence about their circumstances, I do not find it appropriate to grant additional time. The Tenant has shown no commitment to making payments after the motion was filed, and I find any delay would be too prejudicial to the Landlord as the arrears continue to increase. Furthermore, the Tenant submitted no supplemental documentation to support their current situation or the past issues that they encountered in the rental unit. I have taken the Tenant's circumstances under consideration but find that any delay in lifting the stay is inappropriate.

It is ordered that:

1. The motion to set aside Order LTB-L-007153-26, issued on February 2, 2026, is denied.
2. The stay of order LTB-L-007153-26 is lifted immediately.
3. Order LTB-L-007153-26 is unchanged.

March 24, 2026

Date Issued

Brett Lockwood

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.