



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

File Number: LTB-L-014963-26-SA

In the matter of: 24 DRUMMOND DR
Vaughan ON L6A2M5

Between: Maral Bolourian Landlord

And

Noor Yousif Tenant

Maral Bolourian (the 'Landlord') applied for an order to terminate the tenancy and evict Noor Yousif (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on January 16, 2026 with respect to application LTB-L-095530-25.

The Landlord's application was resolved by order LTB-L-014963-26, issued on February 23, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-014963-26.

This motion was heard by videoconference on April 2, 2026. The Landlord and the Tenant represented by Brittany-Rose Ward, attended the hearing.

Determinations:

1. The Tenant requested a delay lifting the stay until the end of April 2026.
2. The Tenant currently owes the Landlord \$13,620.60 in unpaid rent. Rent is due on the 15th of each month. The Tenant has no money to pay the Landlord for compensation to remain in the unit if lifting the stay is delayed.
3. Even with the last month rent deposit applied to what the Tenant owes, the Tenant would owe the Landlord \$10,326.07 to at the end of April.
4. I find the prejudice to the Landlord to delay lifting the stay is unfair.

It is ordered that:

1. The motion to set aside Order LTB-L-014963-26, issued on February 23, 2026, is denied.

2. The stay of order LTB-L-014963-26 is lifted immediately.
3. Order LTB-L-014963-26 is unchanged.

April 7, 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.