



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

File Number: LTB-L-016193-26-SA

In the matter of: UNIT 301, 151 SIMCOE RD
BRADFORD ON L3Z4P7

Between: Simcoe County Housing Corporation Landlord

And

Sameer Hirani Tenant
Saleh Hirani

Simcoe County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sameer Hirani and Saleh Hirani (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 October 6, 2025 with respect to application LTB-L-062062-25.

The Landlord's application was resolved by order LTB-L-016193-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016193-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's agent, Jeff Kleffman, the Tenant Sameer Hirani, and the Tenant's legal representative, Tigran Sandukhchyan, attended the hearing.

Determinations:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on October 6, 2025 with respect to application LTB-L-062062-25. The Tenant did not pay the February 2026 rent on time and did not make the \$600.00 arrears payment which was required to be paid on February 15, 2026. The rent which was due on March 1, 2026 and April 1, 2026 was also paid late.
2. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-016193-26. The Tenant was unable to make the payments in February 2026 because their bank account was unexpectedly frozen. They have since made efforts to

make up for the missed payments and, according to their bank records, are currently \$600.00 ahead of the payment schedule. The Tenant proposes to continue to make additional arrears payments and complete the payment plan a month ahead of schedule. A summary budget analysis conducted in the hearing suggests the amended payment plan is viable. The Landlord did not identify any specific financial prejudice as a result of the late payments.

3. The Landlord was unable to confirm receipt of payments totalling \$3,000.00 made between April 1, 2026 and April 7, 2026 due to the holiday weekend. As the Tenant submitted bank records showing the money leaving their account, I am satisfied it is likely that the payments were sent. The Landlord's agent will confirm the status of these payments with the Tenant by April 17, 2026 and any payments which were not completed must be replaced by the Tenant by May 1, 2026.
4. Although there is minimal prejudice to the Landlord to the granting of this motion and the granting of an amended payment plan, the Tenant is advised that they are unlikely to receive further relief in the event of any future breaches of the payment plan order.

It is ordered that:

1. The motion to set aside Order LTB-L-016193-26, issued on February 27, 2026, is granted.
2. Order LTB-L-016193-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on October 6, 2025 with respect to LTB-L-062062-25 is amended as follows:
 - a) The Tenant shall pay to the Landlord \$4,323.88 for arrears of rent up to April 30, 2026 and costs.
 - b) The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

On or before the 15 th of each month from May 15, 2026 to August 15, 2026	\$1000.00
September 15, 2026	\$323.88

- c) If any of the payments reported by the Tenant to have been made between April 1, 2026 and April 7, 2026, totalling \$3,000.00, are not completed, these payments must be replaced by May 1, 2026.
- d) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.

- e) If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 14, 2026

Date Issued

Dawn Carr

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.