



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

File Number: LTB-L-020349-26-SA

In the matter of: 317, 155 BALLIOL ST
TORONTO ON M4S1C4

Between: Amelin Property Management Landlord

And

JADD KABBANI Tenants
ASHLIE WILSON
DEVON WILSON

Amelin Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict JADD KABBANI, ASHLIE WILSON and DEVON WILSON (the 'Tenants') s because the Tenants did not meet a condition specified in the order issued by the LTB on September 24, 2025 with respect to application LTB-L-056395-25.

The Landlord's application was resolved by order LTB-L-020349-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-020349-26.

This motion was heard by videoconference on April 15, 2026. The Landlord's representative Micheal Hultzberg attended the hearing.

As of 9:35am, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. The Tenants were ordered to pay rent in full and on time. The Tenants failed to pay March rent in full. This is the Tenants' second set aside motion related to late payment of rent, however the Tenants are now current with rent payments.
2. The Landlord's representative agreed to allow the Tenants one last opportunity to preserve this tenancy with a new conditional order.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-020349-26, with the conditions set out below.

It is ordered that:

1. The motion to set aside Order LTB-L-020349-26, issued on March 9, 2026, is granted.
2. Order LTB-L-020349-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. Order LTB-L-056395-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through April 2028.
5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants, pursuant to Section 78 of the Residential Tenancies Act, 2006.

April 17, 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.

