



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

**File Number:** LTB-L-004076-26-SA

**In the matter of:** 2104, 2737 KIPLING AVE  
ETOBICOKE ON M9V4C3

**Between:** AMSTAR POOL I LP Landlord

**And**

Somewattie Sanya Budhram Tenant

AMSTAR POOL I LP (the 'Landlord') applied for an order to terminate the tenancy and evict Somewattie Sanya Budhram (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 August 19, 2024 with respect to application LTB-L-039832-24-SA.

The Landlord's application was resolved by order LTB-L-004076-26, issued on January 21, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004076-26.

This motion was heard by videoconference on April 20, 2026. The Landlord's representative Stella Idahosa, and the Tenant, who met with Duty Counsel, attended the hearing.

**Determinations:**

1. The Tenant owed the Landlord \$19,403.73 in arrears and costs to the end of August 2024. The amount the Tenant currently owes has been reduced to \$5,754.26 which is ahead of the previous repayment plan.
2. The Landlord confirmed at the hearing that the current monthly rent is \$1,588.66.
3. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-004076-26 and replace order LTB-L-039832-24-SA with a new repayment plan.

**It is ordered that:**

1. The motion to set aside Order LTB-L-004076-26, issued on January 21, 2026, is granted.
2. Order LTB-L-004076-26, issued on January 21, 2026, is set aside and cannot be enforced.

3. Order LTB-L-039832-24-SA is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$5,754.26 plus rent as it becomes due as follows:
  - The Tenant shall pay to the Landlord the lawful rent plus \$400.00 on or before the 1<sup>st</sup> day of each consecutive month commencing May 2026 and continuing through June 2027.
  - The Tenant shall pay to the Landlord the lawful monthly rent plus \$154.26 on or before July 1, 2027.
5. In the event the Tenant fails 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 Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

**April 22, 2026**

**Date Issued**

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**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.

