



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

File Number: LTB-L-020795-26-SA

In the matter of: 1011, 11 CRESCENT PL
EAST YORK ON M4C5L9

Between: Pinedale Properties Ltd. Landlord

And

Zubair Mohammed Tenant

Pinedale Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Zubair Mohammed (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 December 16, 2025 with respect to application LTB-L-068534-25-SA.

The Landlord's application was resolved by order LTB-L-020795-26, issued on March 10, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-020795-26.

This motion was heard by videoconference on April 22, 2026. The Landlord's representative, Laura Groshok, the Landlord's property manager Mario Gambeli, and the Tenant, attended the hearing.

Determinations:

1. This is the Tenant's second set aside motion since the Tenant moved into the rental unit in October 2024. In June 2025 the Tenant owed the Landlord \$6,995.00 in arrears and costs. This was more than three months rent since the Tenant had moved into the unit. The Tenant agreed to make payments but breached the conditions of the order.
2. When the Tenant's set aside motion was heard on December 10, 2025, the amount the Tenant owed the Landlord had increased to \$11,374.00 to the end of December 2025.
3. The Board determined that relief from eviction should be granted based on the circumstances and the Tenant's proposal to repay the Landlord. The Tenant breached the conditions of the order. The current balance owing is \$5,463.48.
4. The Tenant testified that she is now working making \$3,000.00 monthly. The monthly rent is \$2,044.37 and the Tenant currently has no money to pay the Landlord.

5. The Tenant also testified that she has used her credit card limits to pay what she could and has use all her resources. The Tenant has applied for support from the EPIC program but it was determined that the tenancy is unsustainable.
6. Considering the fact that the amount the Tenant owes the Landlord is similar to what the Tenant owed in June of 2025, that relief from eviction has previously been granted without success, and that the Tenant currently has no money to pay the Landlord, I find that it would be unfair to set aside order LTB-L-020795-26.

It is ordered that:

1. The motion to set aside Order LTB-L-020795-26, issued on March 10, 2026, is denied.
2. The stay of order LTB-L-020795-26 is lifted immediately.
3. Order LTB-L-020795-26 is unchanged.

April 29, 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.

