



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

File Number: LTB-L-020227-26-SA

In the matter of: 1510, 88 CORPORATE DR
SCARBOROUGH ON M1H3G6

Between: Del Condominium Rentals Inc. Landlord

And

Ashraf Rahim Tenant

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ashraf Rahim (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 January 14, 2026 with respect to application LTB-L-099045-25-SA.

The Landlord's application was resolved by order LTB-L-020227-26, 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-020227-26.

This motion was heard by videoconference on April 27, 2026.

The Landlord's Legal Representative, Sabah Fatima, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-020227-26, issued on March 10, 2026, is granted.
2. Order LTB-L-020227-26, issued on March 10, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 14, 2026 with respect to LTB-L-099045-25-SA is cancelled and replaced with this order.
4. The Tenant shall pay to the Landlord \$4,603.25 for arrears of rent up to April 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

- a) \$575.40 on or before May 8, 2026
 - b) \$575.40 on or before May 22, 2026
 - c) \$575.40 on or before June 5, 2026
 - d) \$575.40 on or before June 19, 2026
 - e) \$575.40 on or before July 17, 2026
 - f) \$575.40 on or before July 31, 2026
 - g) \$575.40 on or before August 14, 2026
 - h) \$575.45 on or before August 28, 2026
6. The Tenant shall pay the Landlord the monthly rent for May 2026 in full on or before May 15, 2026.
7. For the period from June 2026 to August 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the Landlord the monthly rent in full and by the **first day** of each corresponding month.
8. 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 4 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 30, 2026
Date Issued

Vicky Liu
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.