



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

File Number: LTB-L-021465-26-SA

In the matter of: Upper Unit, 214 BELLAMY RD N
Toronto ON M1J2L6

Between: Ahmed Lalmohmad Gul Landlord

And

CLEMENT Artherton McINTYRE Tenant

Ahmed Lalmohmad Gul (the 'Landlord') applied for an order to terminate the tenancy and evict CLEMENT Artherton McINTYRE (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 July 18, 2025 with respect to application LTB-L-023999-23.

The Landlord's application was resolved by order LTB-L-021465-26, issued on March 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021465-26.

This motion was heard by videoconference on May 4, 2026. The Landlord represented by Siavash Hedayati, and the Tenant represented by Angela Cooke, attended the hearing.

Determinations:

1. The Landlord's representative submits that the Tenant still owes \$2,206.83. The Landlord also submits that the Tenant missed on arrears payment in the amount of \$1,098.83.
2. The Tenants evidence, which was uploaded to the Portal prior to the hearing, shows all rent and arrears payments have been made.
3. Ms. Cooke testified that she attempted to go through all of the evidence of the Tenant's payments prior to the hearing but Mr. Hedayati would not meet with her.
4. Considering the fact that the amount the Landlord claims is outstanding is different from the amount the Landlord claims was the unpaid amount, and the direct evidence from the Tenant of the payments that have been made, I find that the Tenant has met the conditions set out in order LTB-L-023999-23 and that it would not be unfair to set aside order LTB-L-021465-26.

It is ordered that:

1. The motion to set aside Order LTB-L-021465-26, issued on March 20, 2026, is granted.
2. Order LTB-L-021465-26, issued on March 20, 2026, is set aside and cannot be enforced.

May 6, 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.