



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

File Number: LTB-L-021785-26-SA

In the matter of: PH3, 50 RUDDINGTON DR
NORTH YORK ON M2K2J8

Between: Schickedanz Bros Properties

Landlord

And

Parisa Beheshti
Gholamreza Habibi

Tenant

Schickedanz Bros Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Parisa Beheshti and Gholamreza Habibi (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 29, 2025 with respect to application LTB-L-010514-25-SA.

The Landlord's application was resolved by order LTB-L-021785-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021785-26.

This motion was heard by videoconference on May 4, 2026.

The Landlord's legal representative Sabrina Marchionne and the Tenant Gholamreza Habibi attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-021785-26, issued on March 16, 2026, is granted.
2. Order LTB-L-021785-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. The previous order issued on April 29, 2025 with respect to LTB-L-010514-25-SA is cancelled and replaced as follows.
4. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to May 2027.

5. If the Tenant fails to make any one of the payments in accordance with this order, 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.

May 6, 2026
Date Issued

Brett Lockwood
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.