



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

File Number: LTB-L-025952-26-SA

In the matter of: 2408, 265 RIDEAU ST
OTTAWA ON K1N0G7

Between: Claridge Homes (245 Rideau Phase 2) LP Landlord

And

Javad Ebrahimpour Tenant

Claridge Homes (245 Rideau Phase 2) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Javad Ebrahimpour (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 29, 2026 with respect to application LTB-L-096428-25.

The Landlord's application was resolved by order LTB-L-025952-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025952-26.

This motion was heard by videoconference on May 11, 2026.

The Landlord's agent Courtney Clouthier, the Landlord's representative Alex Grant, The Tenant's representative and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered that:

1. The motion to set aside Order LTB-L-025952-26, issued on March 30, 2026, is granted.
2. Order LTB-L-025952-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 29, 2026 with respect to LTB-L-096428-25 is reinstated.

May 20, 2026
Date Issued

Julie Broderick
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.