



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

File Number: LTB-L-030161-26-SA

In the matter of: 284 GOODING CRES
MILTON ON L9E0A9

Between: KHURRAM KHAN Landlord

And

JAMES BODE OGUNLEYE Tenant

KHURRAM KHAN (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES BODE OGUNLEYE (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 17, 2025 with respect to application LTB-L-075459-24-RV.

The Landlord's application was resolved by order LTB-L-030161-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030161-26.

This motion was heard by videoconference on May 28, 2026. The Landlord represented by Ti-Anna Hall, and the Tenant, attended the hearing.

Determinations:

1. The Tenant was order to pay rent in full and on time from May 2025 through April 2026. The Landlord filed the L4 application because the Tenant paid part of April 2026 late. The balance was not paid until April 8, 2026.
2. The Landlord also submits that he did not file on previous breaches when the Tenant paid January rent on January 30th, February rent on the 2nd, and March rent on the 2nd. As of the date of this hearing the Tenant has not paid May rent. The Landlord testified that the Tenant had not contacted him about May rent.
3. I find the Tenant continues to pay rent late and has not paid May rent.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-030161-26.
5. The Tenant has lived in the rental unit since 2018. I find it would not be unfair to delay lifting the stay until July 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-030161-26, issued on April 13, 2026, is denied.
2. The stay of order LTB-L-030161-26 is lifted July 31, 2026.
3. Order LTB-L-030161-26 is unchanged.

June 1, 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.