



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

Citation: 1345884 B.C. Ltd. v Broders, 2026 ONLTB 43222

Date: 2026-06-04

File Number: LTB-L-004568-26-SA

In the matter of: 660 Rylstone Road
Marmora ON K0K2M0

Between: 1345884 B.C. Ltd. Landlords
Maryam Bagherian
Maxime Girard

And

Joanne Broders Tenants
Chris Parisi

1345884 B.C. Ltd., Maryam Bagherian and Maxime Girard (the 'Landlords') applied for an order to terminate the tenancy and evict Joanne Broders and Chris Parisi (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on March 28, 2025 with respect to application LTB-L-021874-24.

The Landlords' application was resolved by order LTB-L-004568-26, issued on January 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-004568-26.

This motion was heard by videoconference on March 2, 2026.

The Landlords agents Maryam Bagherian & Maxime Girard, the Landlords' Legal Representative Kelly Hawkes and the Tenants attended the hearing. The Tenants met with Tenant Duty Counsel prior to the hearing.

Determinations:

1. The Tenants acknowledged that they had failed to meet a condition specified in the order issued by the LTB on March 28, 2025, with respect to application LTB-L-021874-24.
2. The Tenants submitted that their monthly rent is \$4,070.00 and that they are only able to e-transfer the Landlords \$3,000.00 per day and the Landlords refuse to accept any early

payments, so the Tenants are required to pay their rent in two payments, one payment on the 1st and the rest on the 2nd of the month.

3. The Landlords' Legal Representative submitted that the Tenants submitted no proof that the Landlords would not accept rent early and submitted that the Tenants have paid rent late 7 times over an 11-month period.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-004568-26. The Tenants have paid all of their rent in full and submitted that they would pay their rent earlier so long as it is accepted by the Landlord. Further, LTB-L-021874-24 had been spent as of March 1, 2026. As such, the Tenants' motion to set aside the eviction order is granted and the Landlord's application is dismissed.

It is ordered that:

1. The motion to set aside Order LTB-L-004568-26, issued on January 27, 2026, is granted.
2. Order LTB-L-004568-26, issued on January 27, 2026, is set aside and cannot be enforced.

June 4, 2026
Date Issued

Jagger Benham
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.