



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

File Number: LTB-L-033043-26-SA

In the matter of: 263, 77 FINCH AVE E
Toronto ON M2N6H8

Between: bclMC Realty Corporation c/o QuadReal Landlord
Residential Properties G.P. Inc.

And

Neda Monzaviani Noushabadi Tenants
Arash Lotfiseisan

bclMC Realty Corporation c/o QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Neda Monzaviani Noushabadi and Arash Lotfiseisan (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on February 20, 2025 with respect to application LTB-L-095148-24-SA.

The Landlord's application was resolved by order LTB-L-033043-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-033043-26.

This motion was heard by videoconference on June 4, 2026. The Landlord's representative Faith McGregor, and the Tenant Arash Lotfiseidan, attended the hearing.

Determinations:

1. This is the Tenants' second set aside motion due to persistently late payment of rent. At the hearing in February 2025, the Landlord consented to the Tenants' motion on the condition the Tenants paid rent in full and on time for 24 months.
2. The Tenants paid April rent on April 16th, May rent was not paid until May 8th, and June rent has not been paid.
3. The Tenant testified that they cannot pay rent until 10 to 12 days after it is due.
4. The Landlord submits that the Tenants cannot comply with the order and that granting the set aside motion means the Landlord will be required to file again next month.

5. The Tenant's testimony confirms the Tenants cannot pay rent in full and on time and I have no authority to change the terms of when rent is due.
6. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-033043-26.
7. Under the circumstances, I find it fair to delay lifting the stay to provide the Tenants with additional time to relocate. The stay will be lifted on August 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-033043-26, issued on April 20, 2026, is denied.
2. The stay of order LTB-L-033043-26 is lifted on August 31, 2026.
3. Order LTB-L-033043-26 is unchanged.

June 9, 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.

