



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

File Number: LTB-L-035782-26-SA

In the matter of: 704A, 10 ROUGE VALLEY DR W
UNIONVILLE ON L6G0G9

Between: Del Condominium Rentals inc. Landlord

And

Alireza Salimi Tenant

Del Condominium Rentals inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alireza Salimi (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 February 10, 2026 with respect to application LTB-L-096364-25.

The Landlord's application was resolved by order LTB-L-035782-26, issued on April 28, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-035782-26.

This motion was heard by videoconference on June 18, 2026.

The Landlord's Legal Representative Edwin Sadasivam and the Tenant attended the hearing. The Tenant met with Tenant Duty Counsel prior to the hearing.

Determinations:

There was a breach of the previous mediated settlement

1. The Tenant failed to meet a condition specified in the order issued by the LTB on February 10, 2026 with respect to application LTB-L-096364-25. The Tenant agreed that he had not made a \$1,200.00 arrears payment and paid the rent on or before April 15, 2026.

The surrounding circumstances

2. The Tenant testified that he had been able to make his regular monthly rent payments until October of 2025 where he started another job as a contractor. The Tenant testified that he is currently owes \$9,000.00 by his former employers but is currently unemployed and is

looking for another job. The Tenant intends on paying \$2,500.00 next week and then \$2,500.00 a month until the arrears are paid off.

3. The Landlord's Legal Representative submitted that the arrears are now \$10,686.00 as of June 30, 2026, and that the last rent payment was made in March.
4. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-035782-26.
5. The Tenant is currently unemployed and is unable to verify his income in order to support a payment plan. That said, the stay of the order will be lifted as of July 31, 2026, to allow the Tenant to either void the arrears or vacate the unit.

The stay is lifted on July 31, 2026

6. The stay of order LTB-L-035782-26 is lifted on July 31, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-035782-26, issued on April 28, 2026, is denied.
2. The stay of order LTB-L-035782-26 is lifted on July 31, 2026.
3. Order LTB-L-035782-26 is unchanged.

June 26, 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.