



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

File Number: LTB-L-035199-26-SA

In the matter of: Top Floor, 985 St.Clarens Avenue
Toronto ON M6H3X8

Between: Bruno Trimmeliti Landlord

And

Rabeya Quyser Tenants
Michael Tarquin

Bruno Trimmeliti (the 'Landlord') applied for an order to terminate the tenancy and evict Rabeya Quyser and Michael Tarquin (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on April 8, 2026 with respect to application LTB-L-014365-26.

The Landlord's application was resolved by order LTB-L-035199-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-035199-26.

This motion was heard by videoconference on June 23, 2026. The Landlord and the Tenant Rabeya Quyser, attended the hearing.

Determinations:

1. The tenancy commenced in September 2025. In march the Tenants owed the Landlord \$6,501.00. With the assistance of a Board Dispute Resolution Officer, the Tenants agreed to pay April rent on or before April 20th, pay the Landlord \$500.00 on or before May 1st with the monthly rent, \$5,000.00 on or before May 9th, June rent on time and a final \$1,501.00 payment toward the arrears of rent.
2. The Tenants have made no payments to the Landlord toward rent or arrears of rent. The amount the Tenants owe has increase tp \$2,801.00 to the end of June.
3. Considering the length of the tenancy and the fact the Tenants have stopped making any payments to the Landlord, I find that it would be unfair to set aside order LTB-L-035199-26.

It is ordered that:

1. The motion to set aside Order LTB-L-035199-26, issued on April 27, 2026, is denied.
2. The stay of order LTB-L-035199-26 is lifted immediately.
3. Order LTB-L-035199-26 is unchanged.

June 26, 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.