



Jan 15, 2025

Landlord and Tenant Board

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

File Number: LTB-L-082665-24-SA

In the matter of: 1103, 8 EGLINTON AVE E
TORONTO ON M4P0C1

Between: Del Condominium Rentals Inc. Landlord

And

Vijay Vaghela Tenants
Jahanvi Rana

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Vijay Vaghela and Jahanvi Rana (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 September 20, 2024 with respect to application LTB-L-045940-24.

The Landlord's application was resolved by order LTB-L-082665-24, issued on October 18, 2024. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-082665-24.

This motion was heard by videoconference on January 8, 2025. The Landlord's representative Sabah Fatima, and the Tenant Jahanvi Rana, attended the hearing.

Determinations:

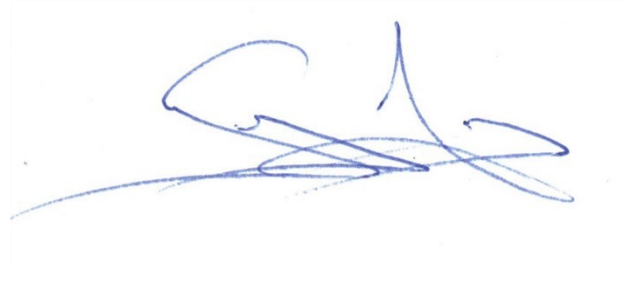
1. The Tenants owed the Landlord \$11,186.00 in arrears and costs to the end of September 2024. The lawful monthly rent is \$2,200.00.
2. The parties consented to an order that required the Tenants to pay rent in full and on time as well as \$1,864.33 on or before the 15th day of each month beginning in October.
3. Since the hearing in September, the Tenants have made no payments toward rent or arrears of rent. The Tenants now owe the Landlord \$20,021.00.
4. I find that it would be unfair to set aside order LTB-L-082665-24.

It is ordered that:

1. The motion to set aside Order LTB-L-082665-24, issued on October 18, 2024, is denied.
2. The stay of order LTB-L-082665-24 is lifted immediately.

3. Order LTB-L-082665-24 is unchanged.

January 15, 2025



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.