



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: RAHMANIAN v ZIDAN, 2026 ONLTB 2336

Date: 2026-01-02

File Number: LTB-L-071755-25-RV

In the matter of: 1, 96 CHURCHILL AVE
NORTH YORK ON M2N1Z1

Between: ALI REZA RAHMANIAN Landlord

And

MASHAEL ZIDAN Tenant
ABDALLATIF ZIDAN

Review Order

ALI REZA RAHMANIAN (the 'Landlord') applied for an order to terminate the tenancy and evict MASHAEL ZIDAN and ABDALLATIF ZIDAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-071755-25 issued on December 3, 2025.

On December 29, 2025, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. Order LTB-L-071755-25 issued on December 3, 2025 is a consent order.
2. The law is well-established that there are only a few circumstances in which a consent order can be set aside. In the case of *Belz v. Mernick* [1988] O.J. No. 3581, the Court stated only common mistake, misrepresentation, fraud or other grounds will invalidate a contract. None of these grounds are present here.
3. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-L-071755-25 issued on December 3, 2025 is denied.
The order is confirmed and remains unchanged.

January 2, 2026
Date Issued

Richard Ferriss
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.