



**Order under Section 94.11
Residential Tenancies Act, 2006**

File Number: LTB-C-095480-25-SA

In the matter of: 311, 298 QUEENS DRIVE
NORTH YORK ONTARIO M6L 3E2

Between: Upwood Park/Salvador Del Mundo Co-op

And

Abdulkardir Dire Co-op Member

Upwood Park/Salvador Del Mundo (the 'Co-op') applied for an order to terminate the tenancy and evict Abdulkardir Dire (the 'Co-op Member') because the Co-op Member did not meet a condition specified in the order with respect to application LTB-C-081276-23-AM.

The Co-op's application was resolved by order LTB-C-095480-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Co-op Member filed a motion to set aside order LTB-C-095480-25. This motion was heard by videoconference on January 6, 2026.

The Co-op's Representative Marie Galevski, the Co-op Agent Christian Mejorada, the Co-op Member Abdulkardir Dire, and the Co-op Member's Representative Kyle Warwick attended the hearing.

It is ordered on consent that:

1. The motion to set aside Order LTB-C-095480-25, issued on November 17, 2025, is granted.
2. Order LTB-C-095480-25, issued on November 17, 2025, is set aside and cannot be enforced.
3. Order LTB-C-081276-23-AM remains unchanged.

January 9, 2026
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Kate Sinipostolova
Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.