



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

File Number: LTB-L-098873-25-SA

In the matter of: PH2-06, 207 BELL ST N
OTTAWA ON K1R0B9

Between: Interrent Holdings Manager LP Landlord

And

Joseph Farah Tenant
Ryan Farah

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Farah and Ryan Farah (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 March 21, 2025 with respect to application LTB-L-098050-24.

The Landlord's application was resolved by order LTB-L-098873-25, issued on November 25, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-098873-25.

This motion was heard by videoconference on January 7, 2026.

The Tenant attended the hearing and was assisted at the hearing by their niece, Sabrina Kachi. The Landlord was represented at the hearing by Daniel Abraham.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098873-25, issued on November 25, 2025, is granted. The order is set aside and replaced as follows:
2. The Tenant shall pay to the Landlord \$ for arrears of rent up to January 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Payment Amount
The 28th of day of each month beginning January 28, 2026, and ending November 28th, 2026	\$500.00
December 28, 2026	\$348.92

4. The Tenant shall also pay to the Landlord new owing for the period February 1, 2026, to December 31, 2026 no later than the 5th day of the month, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 13, 2026
Date Issued

 Bryan Delorenzi
 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.