



**Order under Subsection 74(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-037645-25-VO

In the matter of: 306, 7170 DARCEL AVE
MISSISSAUGA ON L4T3T5

Between:	IMH Pool XX LP	Landlord
	And	
	Jabril Ali Nafisa Aden	Tenants

On August 13, 2025 the LTB issued order LTB-L-037645-25 terminating the tenancy and evicting Jabril Ali and Nafisa Aden (the 'Tenants') because the Tenants failed to pay rent that the Tenants owe.

On November 20, 2025 the Tenants filed a motion to void order LTB-L-037645-25 because before the eviction order became enforceable, the Tenants paid IMH Pool XX LP (the 'Landlord') the amount required to void the order under subsection 74(4) of the *Residential Tenancies Act, 2006* (the 'Act').

The application was heard by videoconference on December 17, 2025.

The Landlord's legal representative, Halima Channiwala, and the Tenants attended the hearing. The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenants paid the amount required to discontinue the application on July 31, 2025, prior to the hearing. As such, the application was discontinued to July 31, 2025.

On consent it is ordered that:

1. The motion to void order LTB-L-037645-25 is granted.
2. Order LTB-L-037645-25 is void and cannot be enforced by the Landlord.

January 14, 2026
Date Issued

Dawn Carr
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.