



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

File Number: LTB-L-094809-25-SA

In the matter of: 501, 2548 KIPLING AVE
ETOBICOKE ON M9V3B1

Between: 2597775 Ontario Inc

JAN 16, 2026

Landlord

And

Media Jabbo
Saimon Khoshaba

Tenants

2597775 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Media Jabbo and Saimon Khoshaba (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 October 2, 2025 with respect to application LTB L 057604-25.

The Landlord's application was resolved by order LTB-L-094809-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-094809-25.

This motion was heard by videoconference on December 17, 2025.

The Landlord's legal representative, James Moak, and the Tenants attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenants failed to meet a condition specified in the order issued by the LTB on October 2, 2025 with respect to application LTB L 057604-25. However, the Tenants have since made all payments required by the order and the order is spent.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-094809-25, issued on November 17, 2025, is granted.

2. Order LTB-L-094809-25, issued on November 17, 2025, is set aside and cannot be enforced.

January 16, 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.