



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

File Number: LTB-L-097292-25-SA

In the matter of: 1109, 35 WIDDICOMBE HILL
ETOBICOKE ON M9R1B2

Between: Squires Apartments Ltd. Landlord

And

Ina Sherifaz Tenant
Enri Ziguri

Squires Apartments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Ina Sherifaz and Enri Ziguri (collectively, the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 25, 2025 with respect to application LTB-L-058837-25-SA.

The Landlord's application was resolved by order LTB-L-097292-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097292-25.

This motion was heard by videoconference on January 5, 2026.

The Tenant and Sai Rajasekaram on behalf of the Landlord attended the hearing. Parties consented to the order below.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-097292-25, issued on November 24, 2025, is granted.
2. Order LTB-L-097292-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. The previous order issued on September 25, 2025 with respect to LTB-L-058837-25-SA is amended as follows:
4. The Tenant shall pay to the Landlord \$2,317.45 for arrears of rent up to January 31, 2026, and cost.

5. If the Tenant fails to make the payment 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 4 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 12, 2026
Date Issued

Vladimir Nikitin
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.