



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

Citation: Sekar v Abdul, 2026 ONLTB 4960

Date: 2026-01-15

File Number: LTB-L-102287-25-SA

In the matter of: 1404, 710 HUMBERWOOD BLVD
ETOBICOKE ON M9W7J5

Between: Saravanan Sekar Landlords
Priya Saravanan

And

Vanessa Ann Abdul Tenants
Judith Luib Abdul

Saravanan Sekar and Priya Saravanan (the 'Landlords') applied for an order to terminate the tenancy and evict Vanessa Ann Abdul and Judith Luib Abdul (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 November 28, 2025 with respect to application LTB-L-073179-25.

The Landlord's application was resolved by order LTB-L-102287-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-102287-25.

This motion was heard by videoconference on January 12, 2026. The Landlord's agent Sherry Keys and the Tenant Vanessa Ann Abdul attended the hearing. The Landlord and the Tenant attended the hearing.

Determinations:

1. The prior order issued on November 28, 2025 was a consent repayment plan for arrears of rent. The order required the Tenants to pay their rent on time and to make arrears payments on the 20th of each month commencing December 2025.
2. The ex-parte order issued on December 9, 2025, was issued because the Tenants failed to pay the lawful rent for December 2025 on or before the first of the month. Since the initial breach plead on the Landlord's L4 application, the Tenants have also failed to comply with each subsequent term of the repayment plan.

3. The Tenant present at the hearing did not propose a new repayment plan, but simply requested that the stay of the December 9, 2025 order be delayed to February 15, 2026 as the Tenants have secured a new rental unit for this date and intend to vacate the unit. The Landlord's representative opposed the requested delay.
4. Based on the evidence and submissions before the Board, I find that it would be unfair to grant the Tenant's motion, however, I find that it would not be unfair to delay the lifting of the stay to February 15, 2026 and the requested delay is not substantial.
5. As such, the motion will be denied and the stay of the December 9, 2025 ex-parte order will be lifted on February 15, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-102287-25, issued on December 9, 2025, is denied.
2. The stay of order LTB-L-102287-25 is lifted February 15, 2026.

January 15, 2026
Date Issued

Fabio Quattrociocchi
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.