



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-105003-25-SA

In the matter of: Main floor, 32 FLORENS AVE
SCARBOROUGH ON M1L1R6

Between: Mostafa Mahmoud Landlords
Ann Abdelrahman

And

MICHAEL MARIANO Tenant

Mostafa Mahmoud and Ann Abdelrahman (the 'Landlords') applied for an order to terminate the tenancy and evict MICHAEL MARIANO (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlords' application was resolved by order LTB-L-105003-25, issued on December 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105003-25.

The motion was heard by videoconference on January 13, 2026. The Landlord represented by Carson Frankum, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order lifting the stay on February 28, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-105003-25, issued on December 12, 2025, is denied.
2. The stay of Order LTB-L-105003-25, is lifted on February 28, 2026.
3. Order LTB-L-105003-25 is unchanged.

January 20, 2026

Date Issued

Greg Joy

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.