



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

File Number: LTB-L-102467-25-SA

In the matter of: 1112, 10 GRENOBLE DR
NORTH YORK ON M3C1C6

Between: WJ Properties Landlord

And

Nisreen Alshabaan Tenants
Eyad Alshabaan

WJ Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Nisreen Alshabaan and Eyad Alshabaan (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 9, 2025 with respect to application LTB-L-057067-25.

The Landlord's application was resolved by order LTB-L-102467-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102467-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's Legal Representative David Ciobotaru and the Tenant Eyad Alshabaab attended the hearing. The Tenant was supported by Mohammed Boumedienne.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-102467-25, issued on December 9, 2025, is granted.
2. Order LTB-L-102467-25, issued on December 9, 2025, is set aside and cannot be enforced.
3. The Landlord's application under section 78 of the Act is dismissed.
4. Order LTB-L-057067-25, issued on October 9, 2025, remains in force.

January 22, 2026
Date Issued

John Cashmore
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.