



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

File Number: LTB-L-102226-25-SA

In the matter of: 1A, 50 HOWE DR
KITCHENER ON N2E0A3

Between: Anas Ahmad Choudhry Landlord

And

Mohamed Hassan Tenants
Aden Batula Gedi

Anas Ahmad Choudhry (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamed Hassan and Aden Batula Gedi (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-102226-25, 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-102226-25.

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

The Landlord, the Landlord's legal representative, Lawrence Pomfret, and the first-named Tenant, Mohamed Hassan (M.H.) attended the hearing. M.H. is the brother-in-law of the second-named Tenant, Aden Batula Gedi (A.G.). M.H. stated A.G. does not speak English. M.H. is authorized to represent both Tenants' interests in this matter.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-102226-25, issued on December 9, 2025, is granted. The order cannot be enforced.
2. Order LTB-L-102226-25, issued on December 9, 2025, is cancelled and replaced with the following.
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.

4. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 21, 2026

Date Issued

Melissa Anjema

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.