



**Order under Sections 74(2) and 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-094307-25-SA

In the matter of: 2105, 200 Balliol Street
Toronto, ON M4S1C6

Between: EPLCO Realty Group Ltd. Landlord

and

Mohammed Khazaal Tenant

SET ASIDE MOTION HEARING ORDER

EPLCO Realty Group Ltd. (the 'Landlord') applied in a L4 application seeking an order to terminate the tenancy and evict Mohammed Khazaal (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Landlord claimed that the Tenant did not meet a condition specified in the mediated agreement issued by the LTB on July 22, 2025 with respect to L1 application LTB-L-029403-25.

The Landlord's L4 application was resolved by order LTB-L-094307-25, issued on November 17, 2025 (the 'L4 Order'), which terminated the tenancy effective November 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside the L4 Order.

The set aside motion was heard by videoconference on December 22, 2025. The Landlord's legal representative Geoffrey Paine (paralegal) and the Tenant attended the hearing.

Determinations:

1. The Landlord's legal representative advised that the Landlord consents to the Tenant's motion to set aside, and that the L1 application has been discontinued.
2. The Tenant paid all the rent arrears owing, new rent that became due, and any costs/filing fee up to December 31, 2025.

It is ordered that:

3. The L4 Order LTB-L-094307-25 issued on November 17, 2025 is set aside and cannot be enforced.

4. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent has been discontinued. The previous mediated order issued on July 22, 2025 with respect to application LTB-L-029403-25 is cancelled and replaced by this order that the application is discontinued to December 31, 2025. The LTB's file is now closed.

January 22, 2026
Date Issued

Michelle Tan
Vice Chair, 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.