



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

File Number: LTB-L-107963-25-SA

In the matter of: 2, 416 BLOOR ST E
OSHAWA ON L1H3M8

Between: MD Rahat Uddin Russel
Ayesha Mahmood Mahmood Landlord

And

Motasem, Thaji Abdullah Al-Khattab
Mustapha Morad
Thalji Al-Khattab Tenant

MD Rahat Uddin Russel and Ayesha Mahmood Mahmood (the 'Landlord') applied for an order to terminate the tenancy and evict Motasem, Thaji Abdullah Al-Khattab, Mustapha Morad and Thalji Al-Khattab (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 19, 2025 with respect to application LTB-L-081884-25.

The Landlord's application was resolved by order LTB-L-107963-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107963-25. This motion was heard by videoconference on January 26, 2026.

The Landlord's Legal Representative, Jeff Shabes, the Landlord, MD Rahat Uddin Russel, and the Tenant, Mustapha Morad, attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-107963-25, issued on December 30, 2025, is denied.
2. The stay of order LTB-L-107963-25 is lifted on March 18, 2026
3. Order LTB-L-107963-25 is unchanged.

February 3, 2026
Date Issued

Vicky Liu
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.