



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

File Number: LTB-L-099993-25-SA

In the matter of: 707, 95 HAVENBROOK BLVD
NORTH YORK ON M2J1A9

Between: Beaux Properties Management Company Landlord

And

Tarek Seyam Tenant
Hanaa Younis

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Tarek Seyam and Hanaa Younis (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on January 10, 2025 with respect to application LTB-L-066859-24.

The Landlord's application was resolved by order LTB-L-099993-25, issued on December 2, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-099993-25.

This motion was heard by videoconference on January 7, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Athena Metaxas.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-099993-25, issued on December 2, 2025, is granted.
2. Order LTB-L-099993-25, issued on December 2, 2025, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
 - The Tenant shall pay the rent due January 1, 2026, on or before January 31, 2026

- The Tenant shall pay the rent due February 1, 2026, on or before February 15, 2026.
 - The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to December 31, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 3, 2026
Date Issued

Bryan Delorenzi
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.