



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

File Number: LTB-L-071148-25-SA-AM

In the matter of: 308, 35 THORNCLIFFE PARK DR
EAST YORK ON M4H1J3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Shaheda Munir Mulla Tenants
Mohmedismail Munir Mulla

The order issued on October 16, 2025 incorrectly included the phrase “or until the arrears and costs are paid in full”. This has been removed from the order.

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Shaheda Munir Mulla and Mohmedismail Munir Mulla (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on January 8, 2025 with respect to application LTB-L-052706-24.

The Landlord's application was resolved by order LTB-L-071148-25, issued on September 3, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-071148-25.

This motion was heard by videoconference on October 14, 2025. The Landlord's representative Natalia Abiniakine, and the Tenant Mohmedismail Munir Mulla, attended the hearing.

The Tenant acknowledges the breach. The Landlord consents to the Tenants' motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-071148-25, issued on September 3, 2025, is granted.
2. Order LTB-L-071148-25, issued on September 3, 2025, is set aside and cannot be enforced.
3. Order LTB-L-052706-24 is cancelled and replaced with the following:

4. The Tenants shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing November 2025 and continuing through October 2026.
5. In the event the Tenants fail to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants, pursuant to Section 78 of the Residential Tenancies Act, 2006.

Amended:

November 6, 2024

February 5, 2026
Date Issued

Greg Joy

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.