



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

File Number: LTB-L-109600-25-SA

In the matter of: 59 DEWEY DR
SCARBOROUGH ON M1R3K7

Between: Muhammad Malik Landlord

And

Megan Boxall Tenant

Muhammad Malik (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Boxall (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-109600-25, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-109600-25.

The motion was heard by videoconference on February 3, 2026. The Landlord's representative Jazib Malik, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

The Tenant sent to \$1,000.00 at the hearing as a condition for delaying lifting the stay to the end of April 2026. The Tenant also agreed to pay the Landlord \$300.00 on or before February 7th, rent for March on time. The last month rent deposit will be applied to rent for April.

It is ordered that:

1. The motion to set aside Order LTB-L-109600-25, issued on January 12, 2026, is denied.
2. The stay of Order LTB-L-109600-25, is lifted April 30, 2026.
3. Order LTB-L-109600-25 is unchanged.

February 6, 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.