



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

File Number: LTB-L-097457-25-SA

In the matter of: 202, 10 RUNNYMEDE RD
KINGSTON ON K7M2A1

Between: DMS Rentals 3 Landlord

And

Gabriel Mohamed Tenant

DMS Rentals 3 (the 'Landlord') applied for an order to terminate the tenancy and evict Gabriel Mohamed (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 July 2, 2025 with respect to application LTB-L-004566-25-SA.

The Landlord's application was resolved by order LTB-L-097457-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-097457-25.

This motion was heard by videoconference on February 4, 2026.

The Landlord's representative, Phylcia Thomas, the Tenant and the Tenant's representative, William Florence, attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-097457-25, issued on November 24, 2025 and that L4 application be withdrawn.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-097457-25, issued on November 24, 2025, is granted.
2. Order LTB-L-097457-25, issued on November 24, 2025, is set aside and cannot be enforced.
3. Order LTB-L-004566-25-SA issued on July 2, 2025 remains unchanged.

February 12, 2026
Date Issued

Karen Gonçalves
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.