



**Order under Section 74(14)
Residential Tenancies Act, 2006**

File Number: LTB-L-056390-25-VO

In the matter of: 2703, 95 THORNCLIFFE PARK DR
TORONTO ON M4H1L7

Between: Morguard Corporation Landlord

And

Sharifuddin Abassi Tenants
Farukh Liqa Adelyar

Sharifuddin Abassi and Farukh Liqa Adelyar (the 'Tenants') filed a motion to set aside order LTB-L-056390-25 because, before the eviction order was enforced, the Tenants paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

This motion was heard by videoconference on February 5, 2026. The Landlord's representative Ellena Azadian, and the Tenant Sharifuddin Abassi, attended the hearing.

The Landlord agrees that the Tenants paid the amount required to void the order as well as the cost the Landlord paid \$33.00 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction.

It is ordered that:

1. Order LTB-L-056390-25 is void and cannot be enforced by the Landlord.

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.

Notes:

- The Tenant cannot make another motion under subsection 74(11) of the Act to set aside an eviction order during the period of the Tenant's tenancy agreement with the Landlord.