



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

File Number: LTB-L-099856-25-SA

In the matter of: 1614, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 2501572 Ontario Inc. Landlord

And

Ruth Yousuf Abraham Tenants
Merhawi Andebrhan

2501572 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ruth Yousuf Abraham and Merhawi Andebrhan (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on November 3, 2025 with respect to application LTB-L-049432-25-RV.

The Landlord's application was resolved by order LTB-L-099856-25, issued on December 2, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-099856-25.

This motion was heard by videoconference on February 5, 2026.

The Landlord's legal representative, Anome Mehrabian, and the second-named Tenant attended the hearing.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-099856-25, issued on December 2, 2025, is granted.
2. Order LTB-L-099856-25, issued on December 2, 2025, is set aside and cannot be enforced.
3. The previous order issued on November 3, 2025 with respect to LTB-L-049432-25-RV is cancelled and replaced with the following order:
4. The Tenants shall pay to the Landlord \$4,018.37 for arrears of rent up to February 28, 2026, and costs.

5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 of this order in accordance with the following schedule:
- a) \$1,744.37 on or before February 10, 2026;
 - b) \$144.37 on or before March 20, 2026;
 - c) \$177.46 on or before April 20, 2026;
 - d) \$177.46 on or before May 20, 2026
 - e) \$177.46 on or before June 20, 2026
 - f) \$177.46 on or before July 20, 2026
 - g) \$177.46 on or before August 20, 2026
 - h) \$177.46 on or before September 20, 2026
 - i) \$177.46 on or before October 20, 2026
 - j) \$177.46 on or before November 20, 2026
 - k) \$177.46 on or before December 20, 2026
 - l) \$177.46 on or before January 20, 2027
 - m) \$177.57 on or before February 20, 2027
6. The Tenants shall also pay to the Landlord new rent in full on or before the first day of each month for the period commencing March 1, 2026, to February 28, 2027.
7. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026. The Landlord must make this application no later than 30 days after the Tenants' failure to make a payment.

February 18, 2026
Date Issued

Laura Hartsliuf
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.