



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-011387-26

In the matter of: 2404, 234 RIDEAU ST
OTTAWA ON K1N0A9

Between: Abdulmalik Zabarah Landlord

And

Masiat Jahin Anon Tenant

On February 6, 2026, Abdulmalik Zabarah (the 'Landlord') applied for an order to terminate the tenancy and evict Masiat Jahin Anon (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 Landlord and Tenant Board ('LTB') on January 28, 2026 with respect to application LTB-L-095538-25.

This application was decided without a hearing being held.

Determinations:

1. On February 9, 2026, the LTB issued an endorsement to the Landlord which notes that an ex parte order cannot issue because the prior order LTB-L-095538-25 for which the L4 Application relies upon, notes there are two Tenants: Masiat Jahin Anon and Samin Yasar but the L4 Application notes there is only one Tenant, Masiat Jahin Anon.
2. The endorsement directs the Landlord by February 16, 2026 to provide an explanation why the prior order LTB-L-095538-25 notes there are two Tenants but the L4 Application only notes one Tenant, or the Landlord's Application may be dismissed.
3. There has been no response received from the Landlord in response the information requested through the endorsement issued on February 9, 2026.

It is ordered that:

1. The Landlord's L4 Application is dismissed.
2. Order LTB-L-095538-25 remains in full force and effect.

February 19, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.