



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

File Number: LTB-L-103171-25-SA

In the matter of: 301, 1441 PALMERSTON DR
GLOUCESTER ON K1J8N9

Between: THAMER RIDHA Landlord

And

IDRISSA KEBE Tenant

THAMER RIDHA (the 'Landlord') applied for an order to terminate the tenancy and evict IDRISSA KEBE (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 5, 2025 with respect to application LTB-L-062780-25.

The Landlord application was resolved by order LTB-L-103171-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103171-25.

This motion was heard by videoconference on February 6, 2026.

The Landlord and the Tenant attended the hearing.

It is determined:

1. The Tenant failed to meet a condition specified in the order issued by the LTB on November 5, 2025, with respect to application LTB-L-062780-25.
2. The Tenant testified that they had paid the amount owing for the water bill in full on December 13, 2025.
3. The Landlord stated that as of the hearing that there are no arrears of rent owing.
4. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-103171-25.
5. The Landlord indicated that the Tenant had a new unpaid water bill for the period ending December 30, 2025. However, this amount was not included in the prior order and could not be given consideration in this proceeding.

It is ordered that:

1. The motion to set aside Order LTB-L-103171-25, issued on December 29, 2025, is granted.
2. Order LTB-L-103171-25, issued on December 29, 2025, is set aside and cannot be enforced.

February 23, 2026
Date Issued

Robert Patchett
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.