



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-086934-25-SA-RV

In the matter of: 1108, 25 ADRA GRADO WAY
NORTH YORK ON M2J0H6

Between: Azhar Husain Landlord

And

Anthony Ifeanyi Akalue Tenants
Shade Lapido

Review Order

Azhar Husain (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Ifeanyi Akalue and Shade Lapido (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the Consent order issued on September 16, 2025 with respect to application LTB-L-052104-25.

An ex parte eviction order, LTB-L-086934-25, was issued on October 23, 2025.

The Tenants filed a motion to set aside that order on October 30, 2026. The Tenants' motion was subsequently denied by Order LTB-L-086934-25-SA, issued on December 2, 2025.

The Tenants filed a review of order LTB-L-086934-25-SA.

The review was scheduled for a merits hearing, via video conference, on February 19, 2026 and was mediated by Sarah Harriman, a Dispute Resolution Officer with the Landlord and Tenants Board.

The Tenants Anthony Ifeanyi Akalue and the Landlord Representative George Berger participated in the mediation.

The parties agreed to resolve the issues in the Landlord's application, the Tenants' set aside motion and the Tenants' request for review and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

It is ordered on consent that:

1. The request to review order LTB-L-086934-25 SA, issued on December 2, 2025, is denied. The order is confirmed and remains unchanged.
2. Order LTB-L-086934-25, issued on October 23, 2025, is confirmed and remains unchanged.
3. The stay of the order LTB-L-086934-25 is lifted on March 6, 2026, and the Landlord may enforce eviction as of that date.

March 3, 2026
Date Issued

Sarah Harriman
Hearings Officer, 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.