



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

File Number: LTB-L-104737-25-SA

In the matter of: 606, 25 TRUELLE ST
SCARBOROUGH ON M1J1Z4

Between: 2501572 Ontario Inc. Landlord

And

Simone Samuel Tenant

2501572 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Samuel (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 LTB on September 19, 2025 with respect to application LTB-L-045230-25.

The Landlord's application was resolved by order LTB-L-104737-25, issued on January 5, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-104737-25.

This motion was heard by videoconference on February 9, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Anome Mehrabian.

At the hearing the parties consented to the following order:

It is ordered that:

1. The motion to set aside order LTB-L-104737-25, issued on January 5, 2026, is granted.
2. Order LTB-L-104737-25, issued on January 5, 2026, is set aside and cannot be enforced.
3. The Landlord's application for eviction is discontinued February 28, 2026.

February 26, 2026
Date Issued

Bryan Delorenzi
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.