



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

File Number: LTB-L-099631-25-SA

In the matter of: 902, 2099 LAWRENCE AVENUE WEST
TORONTO ON M9N1H9

Between: HERSZ PROPERTIES LIMITED Landlord

And

ADAM BICHARA Tenant

HERSZ PROPERTIES LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict ADAM BICHARA (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 June 23, 2025 with respect to application LTB-L-022782-25.

The Landlord's application was resolved by order LTB-L-099631-25, issued on December 2, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-099631-25.

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

The Landlord's Legal Representative Sean Beard and the Tenant Adam Bichara attended the hearing.

Determinations:

The motion to set-aside is granted

1. The Tenant's motion to set aside order LTB-L-099631-25 is granted. The Landlord's representative consented to the requested relief under subsection 78(11) of the Residential Tenancies Act, 2006, confirming that the Tenant has made all payments required under the order and that the Landlord no longer seeks eviction. In the absence of any dispute regarding compliance and given the Landlord's consent, I am satisfied it is appropriate to set aside the eviction order.

It is ordered that:

1. The motion to set aside Order LTB-L-099631-25, issued on December 2, 2025, is granted.

2. Order LTB-L-099631-25, issued on December 2, 2025, is set aside and cannot be enforced.

March 9, 2026
Date Issued

Kyle Anderson
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.