



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

File Number: LTB-L-102879-25-SA

In the matter of: 405, 5900 YONGE ST
NORTH YORK ON M2M3T8

Between: Enterprise Reit Operating LP Landlord

And

Husani Joao Ndala-Borges Tenant
Jamila Borges

Enterprise Reit Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Husani Joao Ndala-Borges and Jamila Borges (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 18, 2025 with respect to application LTB-L-033717-25.

The Landlord's application was resolved by order LTB-L-102879-25, issued on December 10, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102879-25.

This motion was heard by videoconference on January 13, 2026.

The Landlord's Legal Representative Sabrina Marchionne and the Tenant Husani Joao Ndala-Borges attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

There was not a breach of the previous order

1. At the hearing, the parties agreed that the Tenant did not fail to meet a condition specified in the order issued by the LTB on September 18, 2025, with respect to application LTB-L-033717-25, because the Tenant did make the required payment in full and on time.

2. Therefore, the Tenant's motion to set aside Order LTB-L-102879-25, issued on December 10, 2025, must be granted.

It is ordered that:

1. The motion to set aside Order LTB-L-102879-25, issued on December 10, 2025, is granted.
2. Order LTB-L-102879-25, issued on December 10, 2025, is set aside and cannot be enforced.

March 13, 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.