



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

File Number: LTB-L-105162-25-SA

In the matter of: 1220 SHILLINGTON AVE
OTTAWA ON K1Z7Z4

Between: Christopher Saikaley Landlord

And

Nisrine Abi Rizk Tenant
Georges Kraymaty

Christopher Saikaley (the 'Landlord') applied for an order to terminate the tenancy and evict Nisrine Abi Rizk and Georges Kraymaty (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 November 4, 2025 with respect to application LTB-L-068113-25.

The Landlord application was resolved by order LTB-L-105162-25, 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-105162-25.

This motion was heard by videoconference on February 27, 2026.

The Landlord and the Tenant Nisrine Abi Rizk attended the hearing.

Determinations:

1. The Tenant advised that they vacated the rental unit as of January 4, 2026 when they returned the keys to the Landlord. As a result, the hearing was moot.
2. The Tenant indicated that they believed that there was an error in the arrears and requested a review. They were advised that a request for review was not the purpose of this set-aside hearing.

It is ordered that:

1. The motion to set aside Order LTB-L-105162-25, issued on January 26, 2026, is denied.

March 10, 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.