



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

File Number: LTB-L-102596-25-SA

In the matter of: 2608, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

Hasan Aljandi Tenant

280 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Hasan Aljandi (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on April 3, 2025 with respect to application LTB-L-019057-25.

The Landlord's application was resolved by order LTB-L-102596-25, 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-102596-25.

This motion was heard by videoconference on January 19, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Charlie Bobrowsky.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-102596-25, issued on December 29, 2025, is granted.
2. Order LTB-L-102596-25, issued on December 29, 2025, is set aside and cannot be enforced.
3. The arrears and costs owing to January 31, 2026 total \$2,886.09 which shall be paid by the Tenant to the Landlord as follows:
 - a) \$1,414.55 (balance of December rent) on or before February 15, 2026; and

- b) \$1,471.54 (balance of January rent) on or before March 15, 2026.
4. The Tenant shall also pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of every month for the months of February and March 2026.
 5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

March 12, 2026
Date Issued

Sonia Anwar-Ali
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.