



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

File Number: LTB-L-011666-26-SA

In the matter of: 161 ATHERTON AVE
AJAX ON L1T0H8

Between: Arshad Malik Landlord

And

Allison Anna-Kay Gill Tenant

Arshad Malik (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Anna-Kay Gill (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 mediated settlement signed by the parties on December 10, 2025 with respect to application LTBL-L079455-25.

The Landlord's application was resolved by order LTB-L-011666-26, issued on February 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-011666-26.

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

The Landlord, the Landlord's representative, Ishrat Sarwar-Butt, the Tenant and the Tenant's representative, Tracy Ryman, attended the hearing.

At the hearing, the parties consented to the Tenants' motion to set aside order LTB-L-011666-26, issued on February 13, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-011666-26, issued on February 13, 2026, is granted.
2. Order LTB-L-011666-26, issued on February 13, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 10, 2025 with respect to LTBL-L-079455-25 is unchanged.

March 25, 2026
Date Issued

Karen Gonçalves
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.