



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

**File Number:** LTB-L-013260-26-SA

**In the matter of:** 2404, 234 RIDEAU ST  
OTTAWA ON K1N0A9

**Between:** Abdulmalik Zabarah Landlord

**And**

Masiat Jahin Anon Tenant  
Samin Yasar

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. 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.

Abdulmalik Zabarah (the 'Landlord') applied for an order to terminate the tenancy and evict Masiat Jahin Anon and Samin Yasar (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 January 28, 2026 with respect to application LTB-L-095538-25.

The Landlord's application was resolved by order LTB-L-013260-26, issued on February 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-013260-26.

This motion was heard by videoconference on March 30, 2026.

Only the Landlord and his support person Nora Zabarah attended the hearing.

As of 1:36 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

**Determinations:**

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.

**It is ordered that:**

1. The motion to set aside Order LTB-L-013260-26, issued on February 17, 2026, is denied.
2. The stay of order LTB-L-013260-26 is lifted immediately.

**April 2, 2026**  
**Date Issued**

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Alicia Johnson  
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.