



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

File Number: LTB-L-015988-26-SA

In the matter of: 1811, 47 THORNCLIFFE PARK DR
TORONTO ON M4H1J5

Between: Morguard NAR Canada Limited Partnership Landlord

And

Merfat Adnan Shehab Abdulkarim Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Merfat Adnan Shehab Abdulkarim (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 January 19, 2026 with respect to application LTB-L-079121-25.

The Landlord's application was resolved by order LTB-L-015988-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015988-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's legal representative, Natalia Abiniakine, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Tenant did not fail to meet a condition specified in the order issued by the LTB on January 19, 2026 with respect to application LTB-L-079121-25.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-015988-26, issued on February 27, 2026, is granted.

2. Order LTB-L-015988-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on January 19, 2026 with respect to LTB-L-079121-25 is unchanged.

April 16, 2026
Date Issued

Dawn Carr
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.