



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

File Number: LTB-L-102796-25-SA

In the matter of: 2966 FAIRLEA CRES
OTTAWA ON K1V8T7

Between: 1048279 Ontario Inc. Landlord

And

Imtiaz Hussaine Tabbasum Tenant

1048279 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Imtiaz Hussaine Tabbasum (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 October 23, 2025 with respect to application LTB-L-051467-25.

The Landlord's application was resolved by order LTB-L-102796-25, issued on December 30, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102796-25.

This motion was heard by videoconference on April 9, 2026. The Landlord's representative Michaela Leeder, and the Tenant, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order. The parties agree the current monthly rent is \$1,587.03.

The parties also agree the Tenant may terminate the tenancy earlier than August 31, 2027 with 30 days notice to the Landlord.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-102796-25, issued on December 30, 2025, is granted.
2. Order LTB-L-102796-25, issued on December 30, 2025, is set aside and cannot be enforced.
3. Order LTB-L-051467-25 is cancelled and replaced with the following:

4. The Tenant shall pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through April 2027, or until the arrears and costs are paid in full.
5. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.
6. The tenancy between the Landlord and the Tenants is terminated on August 31, 2027. The Tenants must move out of the rental unit on or before August 31, 2027.
7. If the unit is not vacated on or before August 31, 2027, then starting September 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after September 1, 2027.
9. The Tenant shall pay to the Landlord \$674.09, representing arrears and the cost the Landlord incurred to enforce an order with the Court Enforcement Officer, on or before April 30, 2026.
10. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 15, 2026

Date Issued

Greg Joy

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2028 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located

