



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

File Number: LTB-L-008972-26-SA

In the matter of: 712, 399 MARKHAM RD
SCARBOROUGH ON M1J3C9

Between: 2501572 Ontario Inc. Landlord

And

Taher Ali Mohammed Tenant
Ruwai Da Bint Taher Ali

2501572 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Taher Ali Mohammed and Ruwai Da Bint Taher Ali (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 30, 2025 with respect to application LTB-L-021806-25.

The Landlord's application was resolved by order LTB-L-008972-26, issued on February 3, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-008972-26.

This motion was heard by videoconference on March 16, 2026.

The Tenant attended the hearing. The Landlord was represented by Anome Mehrabian.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-008972-26, issued on February 3, 2026, is granted.
2. Order LTB-L-008972-26, issued on February 3, 2026, is set aside and cannot be enforced.
3. The lawful rent is \$2,152.50 and is due on the first day of the month.
4. The rent arrears owing and costs owing to March 31, 2026, are \$5,425.61
5. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

6. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,730.61 if the payment is made before May 15, 2026
7. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
8. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 15, 2026.**
9. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,253.16 This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
10. The Tenant shall also pay the Landlord compensation of \$78.67 per day for the use of the unit starting March 17, 2026 until the date the Tenant moves out of the unit.
11. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 May 16, 2026.

April 14, 2026
Date Issued

Bryan Delorenzi
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,531.83
Less the amount of the last month's rent deposit	- \$2,200.00
Less the interest owing on the rent deposit	-\$78.67
Total amount owing to the Landlord	\$2,253.16
Plus daily compensation owing for each day of occupation starting March 17, 2026	\$70.77 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	