



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

File Number: LTB-L-016634-26-SA

In the matter of: 21 YONGEHURST RD
RICHMOND HILL ON L4C3T3

Between: Abdollah Pour Ahmadi Landlord

And

David Holden Tenant

Abdollah Pour Ahmadi (the 'Landlord') applied for an order to terminate the tenancy and evict David Holden (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 February 5, 2026 with respect to application LTB-L-089777-25.

The Landlord's application was resolved by order LTB-L-016634-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016634-26.

This motion was heard by videoconference on April 20, 2026.

The Landlord's legal representative, Rosa Careri, the Landlord, the Tenant's legal representative Vanessa Palumbo, and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-016634-26, issued on March 2, 2026, is granted.
2. Order LTB-L-016634-26, issued on March 2, 2026, is set aside and cannot be enforced.
3. Order LTB-L-089777-25 is unchanged.

April 28, 2026
Date Issued

Kyle McGraw
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.