



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

File Number: LTB-L-069703-25-SA

In the matter of: 2106, 350 QUEENS QUAY W
TORONTO ON M5V3A7

Between: COAL HARBOUR PROPERTIES LLP Landlord

And

ABDULLAH MOHSEN Tenant
BASHAR MOHSEN

COAL HARBOUR PROPERTIES LLP (the 'Landlord') applied for an order to terminate the tenancy and evict ABDULLAH MOHSEN and BASHAR MOHSEN (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 July 22, 2025 with respect to application LTB-L-019343-25.

The Landlord's application was resolved by order LTB-L-069703-25, issued on August 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-069703-25.

This motion was heard by videoconference on May 4, 2026.

The Landlord's legal representative Marie Galevski and the Tenant's agent/son Mohammed Mohsen attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-069703-25, issued on August 28, 2025, is granted.
2. Order LTB-L-069703-25, issued on August 28, 2025, is set aside and cannot be enforced.
3. The previous order issued on July 22, 2025 with respect to LTB-L-019343-25 is cancelled and replaced as follows.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to November 2027. The parties agree the Tenant has been late 8 of the last 10 months.

5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy.

May 12, 2026
Date Issued

Brett Lockwood
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.