



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

File Number: LTB-L-025976-26-SA

In the matter of: 103, 1875 STEELES AVE W
NORTH YORK ON M3H5T7

Between: Microbjo Properties Landlord

And

PORSHA KATELAN BELL Tenants
MOHSEN JABBAR-POOR

Microbjo Properties (the 'Landlord') applied for an order to terminate the tenancy and evict PORSHA KATELAN BELL and MOHSEN JABBAR-POOR (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 4, 2026 with respect to application LTB-L-091835-25.

The Landlord's application was resolved by order LTB-L-025976-26, issued on March 31, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-025976-26.

This motion was heard by videoconference on May 19, 2026. The Landlord's representative Emily Barbati, and the Tenant Porsha Katelan Bell, attended the hearing.

At the hearing the parties consented to the following order after the Tenant testified that they will be vacating the rental unit on May 20, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-025976-26, issued on March 31, 2026, is denied.
2. The stay of order LTB-L-025976-26 is lifted immediately.
3. Order LTB-L-025976-26 is unchanged.

May 27, 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.