



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

File Number: LTB-L-026357-26-SA

In the matter of: 56 CATARAQUI CRES
SCARBOROUGH ON M1L1N7

Between: Toronto Community Housing Corporation Landlord

And

Mohammed Rajeh Tenant
Najat Abualregal aka Nejat Abdulregal

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammed Rajeh and Najat Abualregal aka Nejat Abdulregal (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 order issued by the LTB on March 19, 2020 with respect to application TEL-06634-19.

The Landlord's application was resolved by order LTB-L-026357-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026357-26.

This motion was heard by videoconference on May 27, 2026.

The motion was attended by the Landlord's representative Natasha Johnson and the Tenant Najat Abualregal on behalf of both Tenants. Nada Rajeh also attended as support for the Tenant.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

Preliminary Determination:

1. Prior to the hearing the Tenant raised the issue that their name was spelled incorrectly in the Landlord's L4 application. The tenant's name is not Nejat Abdulregal, but Najat Abualregal.
2. As the tenant failed to raise this issue during the hearing, I have amended the application pursuant to section 202 of the Act with 'also known as' to ensure there is no unfairness.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-026357-26, issued on April 7, 2026, is granted.
2. Order LTB-L-026357-26, issued on April 7, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 19, 2020 with respect to TEL-06634-19 is amended by cancelling the previous order and replacing it with the following terms:
4. The Tenant shall pay to the Landlord \$18,692.23 for arrears of rent and the application filing fee.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 1. \$100.00 on or before the first day of each month starting June 1, 2026 to and including November 1, 2041.
 2. \$92.23 on or before December 1, 2041.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from June 1, 2026 to and including December 1, 2041, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and 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 and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 4, 2026
Date Issued

Julie Broderick
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.