



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

**File Number:** LTB-L-030565-26-SA

**In the matter of:** 1614, 399 MARKHAM RD  
SCARBOROUGH ON M1J3C9

**Between:** 2501572 Ontario Inc. Landlord

**And**

Merhawi Andebrhan Tenant  
Ruth Yousuf Abraham

2501572 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Merhawi Andebrhan and Ruth Yousuf Abraham (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 February 18, 2026 with respect to application LTB-L-099856-25-SA.

The Landlord's application was resolved by order LTB-L-030565-26, issued on April 13, 2026. The Tenant filed a motion to set aside order LTB-L-030565-26.

This motion was heard by videoconference on June 3, 2026. The Landlord's Legal Representative, D. Moak, and the Tenant, Merhawi Andebrhan, attended the hearing.

**On consent of the parties, it is ordered that:**

1. The motion to set aside Order LTB-L-030565-26, issued on April 13, 2026, is granted. The order cannot be enforced by the Landlord.
2. The previous order issued on February 18, 2026, with respect to LTB-L-099856-25-SA continues in effect.

**June 10, 2026**  
**Date Issued**

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Jitewa Edu  
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.