



**Amended Order under Section 77(8)
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act**

File Number: LTB-L-031186-26-SA-AM

In the matter of: 1544 IMPERIAL CRES
WINDSOR ON N9G2T8

Between: Mohamad Rasizadeh Landlord
Mana Dashti

And

Samer El-Abassi Tenant
Amani Khazendar

This amended order is issued to correct a clerical error in the order dated June 4, 2026. The amendments are underlined for ease of reference.

Mohamad Rasizadeh and Mana Dashti (the 'Landlord') applied for an order to terminate the tenancy and evict Samer El-Abassi and Amani Khazendar (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-031186-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031186-26.

The motion was heard by videoconference on June 2, 2026.

The Landlords, Landlords' legal representative Neha Prasad, the Tenant Amani Khazendar, and the Tenant's legal representative Ali Bukhari attended the hearing. At the hearing the parties reached a consent. I am satisfied it was an informed consent.

It is ordered that:

1. The motion to set aside Order LTB-L-031186-26, issued on April 14, 2026, is granted.
2. Order LTB-L-031186-26, issued on April 14, 2026, is amended as follows.
3. The tenancy between the Landlords and Tenants is terminated on July 5, 2026.

4. If the unit is not vacated on or before July 5, 2026, then starting July 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 6, 2026.
6. The Tenant shall pay the Landlord \$186.00 for the application filing fee on or before July 5, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 5, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 6, 2026 at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Brett Lockwood
Member, Landlord and Tenant Board

June 5, 2026
Date Amended
Order Issued

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 6, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

