



**Order under Subsection 74(14)
Residential Tenancies Act, 2006**

File Number: LTB-L-104081-25-VO

In the matter of: 2744 EQUUS WAY
GLOUCESTER ON K1T1V9

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

MAHIR KHALAF Tenant

MAHIR KHALAF (the 'Tenant') filed a motion to set aside order LTB-L-104081-25 because, before the eviction order was enforced, the Tenant paid the amount required under subsection 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') to void the order.

This motion is scheduled for a hearing on July 21, 2026.

On June 5, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement on the online communication portal and in person via zoom on June 5, 2026, and requested an Order on Consent.

The Landlord's representative, Allan Kouri, the Tenant's representative, Nouredine Anhichem, and the Tenant, MAHIR KHALAF attended mediation.

I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant has not previously made a motion under subsection 74(11) of the Act to set aside an eviction order during this tenancy.
2. Before the Tenant filed this motion, the Tenant paid to the Landlord the amount that represents all the rent that is in arrears under the tenancy agreement, all additional rent that would have been due under the tenancy agreement up to June 30, 2026, all NSF and related administration fees the Landlord incurred for this application. This payment is at least the amount required under subsection 74(11) to void the eviction order.

3. The Landlord paid \$329.40 to the Court Enforcement Office (Sheriff) for the purpose of enforcing the eviction and this amount is non-refundable.
4. The Tenant has reimbursed the Landlord for the enforcement costs the Landlord incurred on June 1, 2026.

On consent it is ordered that:

1. The Tenant's motion to void Order LTB-L-042037-24 issued June 3, 2026, is granted.
2. Order LTB-L-104081-25 issued March 2, 2026, is void and cannot be enforced by the Landlord.
3. The hearing scheduled for July 21, 2026, is cancelled.

June 8, 2026
Date Issued

John Russett
Hearings Officer, 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.