



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

File Number: LTB-L-034072-26-SA

In the matter of: 1002, 75 TANDRIDGE CRES
ETOBICOKE ON M9W2N9

Between: Toronto Community Housing Landlord

And

Leyla Sheikh Tenants
Anas Abdisalam

Toronto Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Leyla Sheikh and Anas Abdisalam (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 August 29, 2023 with respect to application LTB-L-026724-23.

The Landlord's application was resolved by order LTB-L-034072-26, issued on April 21, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-034072-26.

This motion was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative, R. Abera, the Tenants' Legal Representative, M. Parhar, and one of the Tenants, Leyla Sheikh (LS), attended the hearing. Ubah Farah interpreted between English and Somali for LS.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-034072-26, issued on April 21, 2026, is granted.
2. Order LTB-L-034072-26, issued on April 21, 2026, is set aside and cannot be enforced.
3. The Tenants shall pay to the Landlord \$12,830.00 for arrears of rent up to June 30, 2026 and costs.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- \$454.00 on or before the 1st day of each month for the period of July 1, 2026 to October 31, 2028; and
 - \$118.00 on or before November 1, 2028.
5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of July 1, 2026 to November 30, 2028 or until the arrears are paid in full, whichever date is earliest.
6. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 22, 2026
Date Issued

Lisa Del Vecchio
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.