



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

**Citation:** Kar v Qasim, 2023 ONLTB 26040

**Date:** 2023-03-21 **File Number:**  
LTB-L-081454-22-SA

**In the matter of:** 169 Lemieux Court  
Milton, ON L9E1 E9

**Between:** Debashrita Kar Landlords  
Debasis Nanda

**And**

Aysheh Mahmoud Qasim Tenants  
Mohammed Shqai

Debashrita Kar and Debasis Nanda (the 'Landlords') applied for an order to terminate the tenancy and evict Aysheh Mahmoud Qasim and Mohammed Shqai (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-081454-22 on February 10, 2023.

The Tenants filed a motion to set aside the order on February 16, 2023.

This motion was heard by videoconference on March 8, 2023.

On the Landlords and the Landlord's agent Joe Maharana attended the hearing.

As of 1:30 pm, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

**Determinations:**

1. The Tenants did not attend the hearing to support their motion to set aside LTB-L-081454-22.

**It is ordered that:**

2. The motion to set aside Order LTB-L-081454-22 issued on February 10, 2023 is denied.
3. The stay of order LTB-L-081454-22 is lifted immediately.

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**File Number:** LTB-L-081454-22

4. Order LTB-L-081454-22 is unchanged.

**March 21, 2023**

**Date Issued**

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Jagger Benham

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.

