



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

File Number: LTB-L-015037-25-SA

In the matter of: 95 WESTMEADOW DR
Kitchener ON N2N3N1

Between: Azim HAIDER
Sumbul NAQVI

And

Scott Jeffrey ARMSTRONG
Rochelle Jessica PELLE

I hereby certify this is a
true copy of an Order dated

MAY 8, 2025

Landlord and Tenant Board

Landlords

Tenants

Azim HAIDER and Sumbul NAQVI (the 'Landlords') applied for an order to terminate the tenancy and evict Scott Jeffrey ARMSTRONG and Rochelle Jessica PELLE (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 November 26, 2024 with respect to application LTB-L-075212-24.

The Landlords' application was resolved by order LTB-L-015037-25, issued on February 28, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-015037-25.

This motion was heard by videoconference on April 29, 2025. The Landlords, represented by Ti-Anna Hall, and the Landlord's Agent, Pamela O'Hagan, and the first-named Tenant, who attended on behalf of both Tenants, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Tenants' motion to set aside Order LTB-L-015037-25, issued on February 28, 2025, is denied.
2. The stay of order LTB-L-015037-25 is lifted April 30, 2025.

May 8, 2025
Date Issued


Jane Dean
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.