



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-083045-25

In the matter of: 2801, 3515 KARIYA DR
MISSISSAUGA ON L5B0C1

Between: Ihab Zammo Landlords
Reham Yousef

And

Angel Scime Tenant

Ihab Zammo and Reham Yousef (the 'Landlords') applied for an order to terminate the tenancy and evict Angel Scime (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on December 15, 2025.

Only the Landlords' Representative, Salam Al-Alyawie, attended the hearing.

As of 9:23 a.m., the Tenant was 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. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Tenant paid the Landlords all the rent that was in arrears up to December 31, 2025.
2. The only amount owing is the Landlords' cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.

2. If the Tenant does not pay the Landlords the full amount owing on or before January 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026, at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Sean Ramage
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.