



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

File Number: LTB-L-080128-25

In the matter of: 123, 745 BERNARD ST
OTTAWA ON K1K3H8

Between: Richcraft Rental Limited Partnership Landlord

And

Gulistan Arik Tenants
Abdallah Mousa
Ali Arik

Richcraft Rental Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Gulistan Arik, Abdallah Mousa and Ali Arik (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed \$40.00 in charges related to NSF cheques.

This application was heard by videoconference on December 22, 2025.

The Landlord's Representative, David Lyman, the Landlord's Agent, Jason Brown, and Tenant, Abdallah Mousa, who confirmed their permission to represent the interests of Tenants, Gulistan Arik and Ali Arik, resolve their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The rent for January 2026 is \$2,375.00 and the rent for February 2026 is \$2,475.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$14,476.00 for arrears of rent and NSF charges up to December 31, 2025 and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- i) \$2,000.00 by Wednesday, December 31, 2025;
- ii) \$5,000.00 by January 12, 2026; and
- iii) \$7,476.00 by February 2, 2026.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period January 1, 2026 to February 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 1 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 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 December 31, 2025.

January 8, 2026
Date Issued

Janice Campbell
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.