



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

File Number: LTB-L-084795-25

In the matter of: 2607, 38 DAN LECKIE WAY
TORONTO ON M5V4B2

Between: LAURA GRAY-ELLIS Landlord

And

ALI ALGHITTA
CELINE ALGHITTA Tenants

LAURA GRAY-ELLIS (the 'Landlord') applied for an order to terminate the tenancy and evict ALI ALGHITTA and CELINE ALGHITTA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on December 18, 2025. The Landlord's legal representative Christopher Williams and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$10,986.00 which represents arrears of rent (\$10,800.00) plus the application filing fee (\$186.00) for the period ending December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before January 31, 2026	\$5,400.00
On or before February 28, 2026	\$5,586.00

3. The monthly rent for January 2026 shall be paid in full on or before January 31, 2026. Thereafter, the monthly rent will be due on the 1st day of each month.

4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 7, 2026
Date Issued

Sandra Sabourin
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.