



**Order under Section 94
Residential Tenancies Act, 2006**

File Number: LTB-L-046115-25

In the matter of: 1007, 10 HOGARTH AVE
TORONTO ON M4K1J9

Between: Montcrest Apartments Landlord

And

Fady Morcos Tenant

Montcrest Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Fady Morcos (the 'Tenant') because the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

This application was heard by videoconference on October 28, 2025.

The Landlord's Legal Representative Matt Anderson and the Tenant's Legal Representative Merna Fadil attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before November 30, 2025.
2. If the unit is not vacated on or before November 30, 2025, then starting December 1, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after December 1, 2025.
4. The Tenant shall also pay the Landlord compensation of \$42.74 per day for the use of the unit starting December 1, 2025 to the date the Tenant moves out of the unit.
5. The Tenant shall pay the Landlord \$6,686.00, on or before December 31, 2025. This amount represents the amount of rent in arrears owing to November 30, 2025, plus costs.

6. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.

January 14, 2026
Date Issued

Kyle Anderson

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.