



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-040285-25

In the matter of: 903, 50 Capulet Lane
London Ontario N6H0B1

Between: Drewlo Holdings Inc. Landlord

And

Moustafa Abousharkh Tenant

And

Unauthorized Occupants

Sarsour Mariam Amani
Eid Najah Abushabab

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy of Moustafa Abousharkh (the 'Tenant') and evict Sarsour Mariam Amani and Eid Najah Abushabab (the 'Unauthorized Occupants') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

This application was heard by videoconference on December 4, 2025.

The Landlord's representative, Susan Pelton, and the Tenant's representative, Timothy Mobberley, attended the hearing. The Landlord's witnesses, Kim Nelson and Lacey Czirjak, were also available for the hearing.

As of 10:19am, the Unauthorized Occupants were not present or represented although properly served with notice of the hearing by the LTB.

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

The parties agree that:

1. The Tenant agrees to remove any Unauthorized Occupants from the rental unit by January 31, 2026.
2. The parties further agree, that if the Tenant does not resume full occupancy of the unit by January 31, 2026, then the Landlord may file an application pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and any Unauthorized Occupants.

3. In consideration for their mutual agreement to resolve the application, the Landlord agrees to waive the application filing fee of \$201.00.
4. The Landlord further withdraws their request for daily compensation for the use of the unit as the rent is current as of the hearing date.
5. 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 subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall ensure that the Unauthorized Occupants vacate the rental unit, and the Tenant shall resume full time occupancy of the rental unit on or by January 31, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Landlord waives the application filing fee.
5. The Landlord withdraws their claim for daily compensation.

January 14, 2026
Date Issued

Terri van Huisstede
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.