



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090233-25

In the matter of: 2202, 275 MAIN ST
TORONTO ON M4C4X4

Between: Victoria Wood (Main Square) Inc. Landlord

And

Mohammad Abu Dabbous Tenant

Victoria Wood (Main Square) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Abu Dabbous (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 7, 2026.

The Landlord's Legal Representative Faith McGregor and the Tenant attended the hearing.

At the hearing the parties requested a consent order on the following terms. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant shall pay the Landlord monthly lawful rent owing on or before the first day of each month commencing February 1, 2026, and continuing thereafter until and including January 1, 2027.
2. If the Tenant fails to make any of the payments in accordance with paragraph 1, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (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 set out in paragraph 1 of this order.

3. The Tenant shall pay to the Landlord \$186.00, representing the Landlord's cost for filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 22, 2026, at 4.00% annually on the balance outstanding.

January 13, 2026
Date Issued

Vinuri Sivalingam

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.