



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

File Number: LTB-L-084174-25

In the matter of: 103, 75 TALARA DR
TORONTO ON M2K2X4

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

AMR MOSTAFA IBRAHIM MOHAMED Tenant
DEIAB

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict AMR MOSTAFA IBRAHIM MOHAMED DEIAB (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 8, 2026. Jason Paine, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Tenant vacated the rental unit on December 1, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
- b. The lawful rent was \$1,995.00. It was due on the 1st day of each month.
- c. The Tenant has paid \$1,995.00 to the Landlord since the application was filed.
- d. The rent arrears owing to December 1, 2025, are \$4,055.59.
- e. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
- f. The Landlord collected a rent deposit of \$1,995.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

- g. Interest on the rent deposit, in the amount of \$49.86 is owing to the Tenant for the period from December 27, 2024 to December 1, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of December 1, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,196.73. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application less the rent deposit and interest the Landlord owes on the rent deposit. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 13, 2026
Date Issued

Joanne Lolato
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$6,050.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,995.00
Less the amount of the last month's rent deposit	- \$1,995.00
Less the amount of the interest on the last month's rent deposit	- \$49.86
Total amount owing to the Landlord	\$2,196.73