



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031512-24

In the matter of: 6579 TOONEY DR
ORLEANS ON K1C6G3

Between: Mohamed Abdelrahman Landlord

And

Hadi Sundous Tenant
Yassen Mawlood
Mohammed Asfor

Mohamed Abdelrahman (the 'Landlord') applied for an order to terminate the tenancy and evict Hadi Sundous, Yassen Mawlood and Mohammed Asfor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

Only the Landlord's Legal Representative Grace George attended the hearing.

As of 1:48 PM, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on July 13, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,700.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to July 13, 2024, are \$9,954.01.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 13, 2024, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$10,140.01. 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.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.

January 19, 2026
Date Issued

Kate Sinipostolova
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.