



**Order under Section 69 / 88.2  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-043712-24

**In the matter of:** 6579 TOONEY DR  
ORLEANS ON K1C6G3

**Between:** Mohamed Abdelrahman Landlord

**And**

Sundous Hadi Tenant  
Yassen Mawlood  
Mohammed Asfor

Mohamed Abdelrahman (the 'Landlord') applied for an order to terminate the tenancy and evict Sundous Hadi, Yassen Mawlood and Mohammed Asfor (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

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

As of 1:49 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. As explained below, the Landlord has proven on a balance of probabilities the claim for compensation in the application. Therefore, the Tenant must pay the Landlord \$1,425.77 on or before January 30, 2026.
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.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. There is no last month's rent deposit.
6. Based on the uncontested submissions of the Landlord's Representative, I find that the Tenant failed to pay water costs that they were required to pay under the terms of the tenancy agreement.
7. The Landlord has incurred reasonable out-of-pocket expenses of \$1,239.77 as a result of the Tenant's failure to pay water costs.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of July 13, 2024.
2. The Tenant shall pay to the Landlord \$1,239.77, which represents the reasonable out-of-pocket expenses the Landlord has incurred as a result of the unpaid utility costs.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$1,425.77.
5. 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**

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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.