



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088467-25

In the matter of: 803, 140 Dunlop Street East
Barrie ON L4M6H1

Between: Omar Kabalaoui Landlord

And

Mohammad-Reza Ekmali Tenant

Omar Kabalaoui (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Mohammad-Reza Ekmali (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 5, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's support Amal EL Kordi, the Landlord and the Tenant were present.

The Tenant did not speak with Tenants Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. The Tenant will pay the rent and or arrears to the Landlord via direct deposit.
2. The service of legal documents may be done via email.
3. The parties agree to add the rent for February to the outstanding arrears.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,000.00 for arrears of rent up to February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$5,500.00 on or before January 23, 2026

2. \$5,500.00 on or before February 28, 2026
3. The Tenant shall also pay to the Landlord the \$186.00 application filing fee on or before January 10, 2026.
4. If the Tenant does not pay the Landlord the full amount owing in paragraph 3 on or before January 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 11, 2026, at 4.00% annually on the balance outstanding.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

January 22, 2026
Date Issued

Dillanique Knight
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.