



Order under Section 69 and 89 Residential Tenancies Act, 2006

File Number: LTB-L-072406-25

In the matter of: 807, 15 BROOKBANKS DR
Toronto ON M3A2S9

Between: Hardit Corporation c/o Realstar Corp. Landlord

And

Headya Ahmed Mursy
Yasir Rashed Tenants

Hardit Corporation c/o Realstar Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Headya Ahmed Mursy and Yasir Rashed (the 'Tenants') 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

The Landlord also applied for an order requiring the Tenants pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was heard by videoconference on January 8, 2026. The Landlord's legal representative Martin Zarnett, the Landlord's agent Natasha Christodoulou, and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants have paid the application filing fee to the Landlord.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the condition set out below for a period of three years, commencing January 8, 2026, through to and including, January 8, 2029.
2. The Tenants, any guest of the Tenants, or any occupants of the Tenants' unit, shall not willfully damage the rental unit or the residential complex.
3. If the Tenants fail to comply with the condition set out in this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 21, 2026
Date Issued

Sandra Sabourin

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.