



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

File Number: LTB-L-093962-25

In the matter of: 728 SOUTH PACIFIC AVE
WINDSOR ON N8X2X2

Between: Walaa Alchikh Landlord

And

Wassim El Kahil Tenant
Kyeesha Ocampo

Walaa Alchikh (the 'Landlord') applied for an order to terminate the tenancy and evict Wassim El Kahil and Kyeesha Ocampo (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on .

The Landlord, the Landlord's Legal Representative, Ghadeer Jwad, and the Tenant attended the hearing.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on December 21, 2025.
3. The only issue was whether the Tenant should pay the filing fee.
4. The Tenant testified that they should not pay the filing fee as he voluntarily moved out of the rental unit, and he alleged the Landlord had been harassing him and therefore his conduct should preclude him from the filing fee.
5. The Landlord stated that the Tenant vacated the rental unit only after the N8 notice of termination was served on the Tenant on November 3, 2025 and the application was filed November 7, 2025.
6. In the N8 notice the Landlord alleged that the Tenant was either late in paying rent or did not pay at all 9 times between March 2025 and November 2025. The Tenant did not dispute the late payments or non-payments, rather stated that this was due to harassment by the Landlord.

7. Costs are awarded to successful parties, however, as the Tenant vacated the rental unit prior to the hearing date, the application has become moot. Therefore, the Landlord's application must be dismissed and the filing fee is not awarded.

It is ordered that:

1. The Landlord's application is dismissed.

January 19, 2026

Date Issued

Allana McComb

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.