



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

File Number: LTB-L-099520-25

In the matter of: 1633 LEBLANC CRT
MILTON ON L9E0A4

Between: Wagdy Zamil Landlords
Rana Al-Rahali

And

Milos Zelenbaba Tenants
Diana Zelenbaba

Wagdy Zamil and Rana Al-Rahali (the 'Landlords') applied for an order to terminate the tenancy and evict Milos Zelenbaba and Diana Zelenbaba (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on January 15, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlords, the Landlords' representative, Daria Belezowska, and the Tenant, Milos Zelenbaba for the Tenants, were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy shall terminate as of February 28, 2026, with enforcement provisions.
2. The Landlords collected a rent deposit of \$2,125.00 from the Tenants. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006* (the RTA), the last month's rent deposit shall be applied to the rent for the last month of tenancy, which in this case is the month of February 2026.
3. There is not interest owing to the Tenants on the rent deposit.
4. The Landlords shall pay to the Tenants a settlement amount of \$4,250.00 as follows:
\$2,125.00 on or before January 16, 2026 by e-transfer to Tenant, Milos Zelenbaba, and the remaining balance of \$2,125.00 by e-transfer to Tenant, Milos Zelenbaba, only to be paid conditionally upon delivery of vacant possession and return of the unit keys to the Landlords on or before February 28, 2026.

5. The Tenants shall ensure that the rental unit is left in a clean, broom swept condition upon vacating the rental unit.
6. The terms as set out in this order represent a full, final, and inclusive settlement of all issues arising from this tenancy for the period up to the date of the hearing.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
2. **Subject to paragraph 3 below**, the Landlords shall pay to the Tenants the sum of \$4,250.00.
3. The Landlords shall pay to the Tenants the amount set out in paragraph 2 above as follows:
 - a) \$2,125.00 on or before January 16, 2026;
 - b) **Provided** that the Tenants **vacate the rental unit and return all unit keys** to the Landlords **on or before February 28, 2026**, the Landlords shall pay to the Tenants the remaining balance of \$2,125.00. The Landlords shall not be required to pay the Tenants this remaining amount, unless the Tenants comply with these conditions.
4. If the Landlords fail to make any payment required under this order, **subject to the Tenants' compliance** with paragraph 3(b) above, the outstanding balance as set out in this order shall become due and owing and shall bear interest. This will be simple interest calculated from the date of default at 4.00% annually on the outstanding balance.
5. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after March 1, 2026.

January 23, 2026
Date Issued

Nancy Fahlgren
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.