



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094033-25

In the matter of: 611, 95 HAVENBROOK BLVD
NORTH YORK ON M2J1A9

Between: Beaux Properties Management Company Landlord

And

Khater Benvan Tenants
Ahmad Hajjali

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Khater Benvan and Ahmad Hajjali (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 20, 2026.

The Landlord's Agent, Athena Metaxas, and the Tenants attended the hearing. Also present were the Tenants' Representative, Rebecca Ward, and the Tenants' Interpreter, Nasrin Khatam.

The parties agreed:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,374.29. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.06. This amount is calculated as follows: $\$2,374.29 \times 12$, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The parties agreed that the rent arrears owing to January 31, 2026, are \$11,697.72.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The parties agreed to a non-voidable eviction order with an eviction date of February 28, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenant shall vacate the rental unit on or before February 28, 2026.
2. The Landlord shall apply the rent deposit it is holding for the Tenant to the rent of February 2026.
3. The Tenant shall pay to the Landlord \$11,883.72 including arrears to January 31, 2026 and costs.
4. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord 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 Landlord on or after March 1, 2026.

January 27, 2026

Date Issued

Teresa Hunt

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction 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.