



**Order under Section 69 / 30
Residential Tenancies Act, 2006**

File Number: LTB-L-096593-25
LTB-T-104902-25

In the matter of: 703, 388 Prince of Wales Drive
Mississauga ON L5B 0A1

Between: Mutasem Alsharif Landlord

and

Neveen Zowaied Tenant

Mutasem Alsharif (the 'Landlord') applied for an order to terminate the tenancy and evict Neveen Zowaied (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Neveen Zowaied (the 'Tenant') applied for an order determining that Mutasem Al-Sharif (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The parties attended a hearing scheduled on January 28, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan. The T6 application (LTB-T-104902-25) was brought forward for mediation with the consent of the parties.

The Landlord and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve all matters related to both applications and related to this tenancy, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on both applications.

Agreed Facts:

- 1) The L1 application is amended to correct the dates and amount of rent owing.
- 2) The current rent is \$1,850.00. It is due on the 1st day of each month.
- 3) Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12 months, divided by 365 days.
- 4) The rent arrears owing to January 31, 2026 are \$11,100.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Landlord collected a rent deposit of \$1,800.00 from the Tenant on September 4, 2020 and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 7) The parties agree that the Tenant shall pay to the Landlord \$7,187.00 to resolve both applications, any and all filing fees, all rent owed to the Landlord up to February 2, 2026, the last month rent deposit and interest owed to the Tenant on the rent deposit, and all issues related to this tenancy up to January 28, 2026.
- 8) The Tenant will notify the Landlord when she is vacating the unit and will leave the keys to the rental unit at the building's front desk.
- 9) After April 20, 2026, the Tenant will inform the Landlord if the Tenant is able to pay more than the amounts indicated in the payment plan in paragraph 5 of this order, below.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before February 2, 2026.**
2. If the unit is not vacated on or before February 2, 2026, then starting February 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 February 3, 2026.
4. If the unit is not vacated on or before February 2, 2026, then the Tenant shall pay the Landlord compensation of \$60.82 per day for the use of the unit starting February 3, 2026 until the date the Tenant moves out of the unit.

5. The Tenant shall pay the Landlord \$7,187.00 in the following manner:

Date Payment Due	Amount of Payment
February 20, 2026	\$250.00
March 20, 2026	\$250.00
April 20, 2026	\$250.00
May 20, 2026	\$250.00
June 20, 2026	\$250.00
July 20, 2026	\$250.00
August 20, 2026	\$250.00
September 20, 2026	\$250.00
October 20, 2026	\$250.00
November 20, 2026	\$250.00
December 20, 2026	\$250.00
January 20, 2027	\$250.00
February 20, 2027	\$250.00
March 20, 2027	\$250.00
April 20, 2027	\$250.00

Date Payment Due (continued)	Amount of Payment (continued)
May 20, 2027	\$250.00
June 20, 2027	\$250.00
July 20, 2027	\$250.00
August 20, 2027	\$250.00
September 20, 2027	\$250.00
October 20, 2027	\$250.00
November 20, 2027	\$250.00
December 20, 2027	\$250.00
January 20, 2028	\$250.00
February 20, 2028	\$250.00
March 20, 2028	\$250.00
April 20, 2028	\$250.00
May 20, 2028	\$250.00
June 20, 2028	\$187.00

6. Should the Tenant fail to make any of the payments in full as listed in paragraph 5 of this order, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
7. This order on consent is in full and final settlement of both applications, and is in full and final settlement of all issues related to this tenancy up to January 28, 2026.

February 3, 2026
Date Issued

Denise Hannivan
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 expires on August 3, 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.