



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-094612-25

In the matter of: 12, 165 LIMERIDGE RD. W.
HAMILTON ON L9C2V4

Between: Aqeela Markand Landlord

And

Ahmad Al Jassem Tenants
Fatima Al Mohammed Alisa
Hussain Al Jassem

Aqeela Markand (the 'Landlord') applied for an order requiring Ahmad Al Jassem, Fatima Al Mohammed Alisa and Hussain Al Jassem (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on January 28, 2026.

Only the Landlord attended the hearing.

As of 9:43 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenants vacated the rental unit on December 15, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from November 1, 2025, to December 15, 2025.
3. The lawful rent is \$2,390.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on December 15, 2025 as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to December 15, 2025, are \$3,568.70.

7. The Landlord collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$196.82 is owing to the Tenants for the period from November 10, 2021, to December 15, 2025.

It is ordered that:

1. The Tenants shall pay to the Landlord \$1,171.88. This amount includes rent arrears owing up to December 15, 2025, minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 21, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Jeremy Henderson
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.