



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095538-25

In the matter of: 2404, 234 RIDEAU STREET
OTTAWA ON K1N0A9

Between: Abdulmalik Zabarah Landlord

And

Masiat Jahin Anon Tenants
Samin Yasar

Abdulmalik Zabarah (the 'Landlord') applied for an order to terminate the tenancy and evict Masiat Jahin Anon and Samin Yasar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord was self-represented. The Landlord's support person, Nora Zabarah, also attended.

The Tenant, Samin Yasar, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of April 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The current monthly rent is \$2,900.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$11,786.00 including arrears of rent (\$11,600.00) and costs (\$186.00) up to January 31, 2026.
4. The Landlord is not holding a last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.
4. The Tenants shall pay the Landlord \$11,786.00 representing arrears of rent (\$11,600.00) up to January 31, 2026 plus the application filing fee (\$186.00).
5. The Tenants shall pay the amount in paragraph 4 as follows:
 - a) \$2,000.00 on or before February 10, 2026;
 - b) \$2,000.00 on or before March 10, 2026;
 - c) \$2,000.00 on or before April 10, 2026;
 - d) \$2,000.00 on or before May 10, 2026;
 - e) \$2,000.00 on or before June 10, 2026; and
 - f) \$1,786.00 on or before July 10, 2026.
6. If the Tenants relocate to another unit with the building at 234 Rideau Street, Ottawa, K1N0A9, the Landlord shall waive \$1,000.00 from the final arrears installment due July 10, 2026 to offset the Tenants' moving costs.
7. If the Tenants relocate outside of 234 Rideau Street, Ottawa, K1N0A9, the Landlord shall waive \$1,500.00 from the final arrears installment due July 10, 2026 to offset the Tenants' moving costs.
8. The Tenants shall also pay rent to the Landlord for the period February 1, 2026 to April 30, 2026 as follows:
 - a) \$2,900.00 on or before February 1, 2026;
 - b) \$2,900.00 on or before March 1, 2026; and
 - c) \$2,900.00 on or before April 1, 2026.
9. If the Tenants do not vacate the rental unit on or before April 30, 2026, the Tenants shall also pay the Landlord compensation of \$95.34 per day starting May 1, 2026 and continuing until the date the Tenants vacate the rental unit.

10. If the Tenants do not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
11. If the Tenants fail to make any of the payments under paragraphs 5 or 8 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 4 immediately.
12. If the Tenants fail to make any of the payments in accordance with paragraphs 5a), 5b), 5c) or 8, and by the dates required, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 9 or 10 of this order. This may result in the Board issuing an order that terminates the tenancy before April 30, 2026.

February 5, 2026
Date Issued

Angela McLaughlin
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 November 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.