



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

File Number: LTB-L-096756-25

In the matter of: 70 FINNEY TERRACE
MILTON ON L9T7B2

Between: Rafik Beshara Landlords
Vivian Abdalla

And

Jina Michel Megally Tenants
Emad Shehatta Dagash Tadrous

Rafik Beshara and Vivian Abdalla (the 'Landlords') applied for an order to terminate the tenancy and evict Jina Michel Megally and Emad Shehatta Dagash Tadrous (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 Landlords' Legal Representative, Kristen Jarvis, attended on behalf of the Landlords.

The Tenants were self-represented 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 June 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 lawful monthly rent is \$2,357.50. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlords is \$11,916.00 including arrears of rent (\$11,730.00) and costs (\$186.00) up to January 31, 2026.
4. The Landlords are not holding a last month's rent deposit.

5. The Tenants may vacate the rental unit prior to June 30, 2026 by giving the Landlords at least 10 days written notice. In these circumstances, the Landlords will reimburse the Tenants any overpayment of rent at the per diem rate of \$77.51.
6. The Tenants will leave the rental unit in broomswept condition prior to vacating.
7. The Landlords and the Tenants will treat one another respectfully until the end of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.
4. If the Tenants vacate the rental unit on or before June 30, 2026, the Landlords shall waive all outstanding rent arrears and the application filing fee.
5. If the Tenants do not vacate the rental unit on or before June 30, 2026, the Tenants shall pay the Landlords \$11,916.00 representing arrears of rent (\$11,730.00) up to January 31, 2026 plus the application filing fee (\$186.00).
6. If the Tenants do not pay the Landlords the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
7. If the Tenants do not vacate the rental unit on or before June 30, 2026, the Tenants shall also pay the Landlords compensation of \$77.51 per day starting July 1, 2026 and continuing until the date the Tenants vacate the rental unit.

Additional conditions

8. The Tenants shall pay to the Landlords the monthly rent, in full and on time from February 2026 up to June 2026 on or before the 1st day of each corresponding month.
9. If the Tenants fail to make any of the payments under paragraph 8 above in full, the Landlords may collect the entire outstanding balance from the amount set out in paragraph 5 immediately.
10. If the Tenants fail to make any of the payments in accordance with paragraph 8, and by the dates required, then the Landlords 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 5 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 8 of this order. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.

February 11, 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 January 1, 2027 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.