



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-000132-25-RV

In the matter of: 1514, 320 Dixon Road
Etobicoke ON M9R1S8

Between: Omar Abdalla Landlord

And

Sakina Karani Tenant

Review Order

Omar Abdalla (the 'Landlord') applied for an order to terminate the tenancy and evict Sakina Karani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-000132-25 issued on April 14, 2025.

On May 12, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On May 12, 2025, interim order LTB-L-000132-25-RV-IN was issued, staying the order issued on April 14, 2025.

This request to review was heard by videoconference on June 12, 2025 and February 3, 2026.

The Landlord's Agent, A. Timiro, the Landlord, the Tenant's Legal Representative, Y. Edemariam, and the Tenant attended the hearing. L. Shdikhnur attended the hearing as a Somali interpreter for the Tenant.

The parties before the LTB consented to the following order:

Agreed facts:

1. The Landlord consents to the request to review.
2. The Tenant owes the Landlord \$2,686.00 and the parties agree that the Tenant will pay the Landlord the balance in \$100.00 installments on the last day of each consecutive month starting March 2026 until the amount is paid in full.

On consent it is ordered that:

1. The request to review order LTB-L-000132-25, issued on April 14, 2025, is granted.

2. Order LTB-L-000132-25, issued on April 14, 2025, is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant is terminated as of August 31, 2025, the day the Tenant moved out of the rental unit.
4. The Tenant shall pay to the Landlord \$2,686.00. This amount represents rent arrears owing up to August 31, 2025 and the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 20, 2026, the Tenant will owe interest. This will be simple interest calculated from May 31, 2028 at the rate prescribed by the *Courts of Justice Act* on the balance outstanding.

February 9, 2026
Date Issued

Vicky Liu
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.