



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

File Number: LTB-L-098685-25

In the matter of: 73 CANVASBACK RIDGE
MANOTICK ON K4M0P6

Between: JAMIL ANTARY Landlord

And

MAHER AMROU Tenant

JAMIL ANTARY (the 'Landlord') applied for an order to terminate the tenancy and evict MAHER AMROU and FARAH NOUREDDINE (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on February 4, 2026.

The Landlord's Legal Representative, Ahmad Alzameli and the Tenant attended the hearing.

The parties agreed on consent to remove Farah Nouredine from the application as she is not in possession of the rental unit. On consent Farah Nouredine is removed from the style of cause.

The parties agreed:

1. The lawful monthly rent is \$3,100.00 effective February 1, 2026. It is due on the 1st day of each month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

2. The Tenant shall pay to the Landlord \$18,886.00 for arrears of rent up to February 28, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$12,000.00 on or before March 1, 2026.

- b. \$6,886.00 on or before April 1, 2026
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to April 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

L2 Application – Persistent Late Payment of Rent

6. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
7. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period May 1, 2026 to February 1, 2027.
8. If the Tenant fails to make any of the payments in paragraph 7 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

February 11, 2026

Date Issued

Christopher Lin

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.