



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

File Number: LTB-L-098745-25

In the matter of: 45 RUTLAND ST
TORONTO ON M6N5G1

Between: Jasmine Kordic Landlord

And

Hind Eideh Tenant
Majd Zakout

Jasmine Kordic (the 'Landlord') applied for an order requiring Hind Eideh and Majd Zakout (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord's legal representative, Ze Hao Liu and the Landlord attended the hearing. Both Tenants attended the hearing.

Determinations:

1. For the following reasons the Landlord's application is dismissed.
2. The Landlord filed this application for arrears on November 24, 2025. The Landlord claims the Tenant owes arrears in the amount of \$3,769.10.
3. The Tenant stated that they are not in arrears and the Landlord is attempting to claim compensation she paid in accordance with serving an N12 notice to the Tenant that the Tenant is still in possession of.
4. The Tenant stated they are not in arrears as of the day of the hearing.
5. The Landlord does not dispute the Tenant's claims.
6. With the totality of the evidence and submissions before me and on a balance of probabilities I find the Landlord has filed an application for arrears and the Tenant is not in arrears.
7. Therefore, this application must be dismissed.

8. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
9. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Landlord's application is dismissed.

February 11, 2026
Date Issued

Greg Brocanier
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.