



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-085751-25

In the matter of: 736 Cedar Creek Dr
Gloucester ON K1T0B1

Between: Khalid Abdullah Alaqil Landlord

And

Safwan Almawas Tenants
Fatima Alahad
Gaina Almawas
Wassim Almawas
Wissam Almawas
Khlood Almawas

Khalid Abdullah Alaqil (the 'Landlord') applied for an order to terminate the tenancy and evict Safwan Almawas, Fatima Alahad, Gaina Almawas, Wassim Almawas, Wissam Almawas, and Khlood Almawas (the 'Tenants') because:

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

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

Only the Tenant Safwan Almawas and his support person Khalid Aba-Alkhail attended the hearing.

As of 1:30 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 9, 2026
Date Issued

Jeremy Henderson
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.