



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099844-25

In the matter of: 1101, 1875 MARTIN GROVE RD
ETOBICOKE ON M9V3S8

Between: Rock Ridge Investments Inc. Landlord

And

Maher Shamoon Polus Tenants
Ghadah Koria Issa

Rock Ridge Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Maher Shamoon Polus and Ghadah Koria Issa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on February 5, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Maryam Cooper. The Landlord's Agent, Oksana Tryshak, the Tenants, and the Tenants' support person, Frank Maher, were present.

The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. The Tenants were in possession of the rental unit on the date the application was filed.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The rent arrears and costs owing to January 31, 2026, are \$5,661.24.

6. The Landlord collected a rent deposit of \$1,660.94 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$44.49 is owing to the Tenants for the period from January 1, 2025, to January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of January 31, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$3,955.81. This amount includes rent arrears owing up to January 31, 2026, when the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants.
3. The Tenants shall pay the amount in paragraph 2 of this order to the Landlord in accordance with the following schedule:
 - \$2,000.00 on or before February 20, 2026,
 - \$1,955.81 on or before March 20, 2026.
4. If the Tenants do not pay the Landlord the full amount owing in accordance with the paragraph 3 of this order, the full balance in paragraph 2 of this order will become owing immediately on the day following the breach of payment. the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach of payment, at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Maryam Cooper
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$5,385.48
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,660.94
Less the amount of the interest on the last month's rent deposit	- \$44.49
Total amount owing to the Landlord	\$3,866.05